Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1430

Bill Garrett Davidson County
Batch# 43736 DEEDWARR
01/03/2018 10:19:35 AM 2 pgs
Fees: $13.00 Taxes: $4,902.50
20180103-0000821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hauco, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mason S. Mercy** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain unit located in Davidson County, Tennessee, being Unit No. B of Homes at 4413 Granny White Pike, A Horizontal Property Regime with Private Elements, a Planned Unit Development (PUD) established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4413 Granny White Pike, a Horizontal Property Regime with Private Elements, a Planned Unit Development (PUD) of record in Instrument No. 20161018-0109953, as amended in restated in Instrument No. 20180103 - 0000820, in the Register's Office for Davidson County, Tennessee, and subject to provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements set forth in to said Master Deed.

Being a portion of the same property conveyed to Hauco, LLC, a Tennessee Limited Liability Company, by deed from Mitchell I. Taub and wife, Leigh A. Taub, dated October 17, 2016, of record in Instrument No. 20161018-0109952, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4413 Granny White Pike, Nashville, TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 29th day of December, 2017.

Hauco, LLC, a Tennessee Limited Liability Company

By Karl Haury, Jr., President

State of Tennessee)
County of Davidson)

On this 29th day of December, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Karl Haury, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker, Hauco, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Hauco, LLC as President.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,325,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of December, 2017.

~~Notary Public~~

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mason S. Mercy 4413 Granny White Pike Nashville, TN 37204	Owner	131-04-0G-002.00