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

Bill Garrett Davidson County
Batch# 64077 DEEDWARR
03/01/2018 01:19:45 PM 2 pgs
Fees: $13.00 Taxes: $6,752.50
20180301-0019422

39-B
File #18-1046

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 **David T. Duong, and David L. Matthews, both unmarried, as tenants in common with right of survivorship**, 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:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr. Surveyor, June 23, 1956, as follows:

Beginning in the westerly margin of Vailwood Drive at the corner of lots Nos. 26 and 27; thence with said Drive, southwardly 103.5 feet to the corner of lots Nos. 27 and 28; thence with the line between said two lots, westwardly 201.9 feet; thence northwardly along a broken line 99.6 feet to the corner of lots Nos. 26 and 27; thence with the line between said two lots, eastwardly 198.2 feet to the beginning.

Being the same property conveyed to Hauco. LLC, a Tennessee Limited Liability Company by deed from Vailwood Drive Partners, LLC, a Tennessee Limited Liability Company, dated December 7, 2016, of record in Instrument No. 20161207-0128656, 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: 4015 Vailwood Drive, Nashville, TN 37215.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-F-18-4015

WITNESS THE EXECUTION HEREOF this 23rd day of February, 2018.

Hauco, LLC, a Tennessee Limited Liability Company

By: Karl Haury, Jr., President

State of Tennessee)
County of Davidson)

On this 23rd day of February, 2018, 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: 7/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
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: **$ 1,825,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of February, 2018.

Notary Public

My Commission Expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David Duong 4015 Vailwood Drive Nashville, TN 37215	new owners	117-13-0-041.00