BOX 10-A

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626

Bill Garrett Davidson County
Batch# 122572 **DEEDWARR**
07/31/2018 10:12:18 AM 2 pgs
Fees: $13.00 Taxes: $148.00

20180731-0074493

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 40,000.00

Brian Haden Sr
AFFIANT

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public

My Commission Expires November 5, 2018

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owners As Follows:
Sherryl Fallon and
Brian Lee Haden, Sr- Trustee
2912 Cherry Hills Drive
Nashville, TN 37013

Send Tax Bills To:
Owner

Map-Parcel Number:
150-1-277

WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Sherryl Fallon ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Brian Lee Haden, Sr, Trustee of The Roger Stephen Haden Special Needs Trust ("Grantee"), a 25% undivided interest to be held as Tenants in Common in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 305 on the plan of Cherry Hills, Section 6, of record in Book 4300, page 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being an interest in the same property conveyed to Fred L. Lyons et ux Dolores W. Lyons of record in Book 4775, Page 740, Register's Office for Davidson County, Tennessee. Fred L. Lyons died vesting his interest in his wife, Dolores W. Lyons. Dolores W. Lyons died with a Last Will and Testament. Sherryl Fallon was the sole devisee in the Last Will and Testament of the said Dolores W. Lyons and said will was admitted to probate for muniment of title in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket#18P557 for the purpose of vesting title of the subject property in the Grantor. Said order is of record in Instrument No. 20180412-0034374, said register's office.

The subject property is deeded subject to such limitations, restrictions and encumbrances as may affect the premises.

The address for this improved property is 2912 Cherry Hills Drive, Nashville, Tennessee 37013.

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, and his successors and assigns; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of matters set forth above. 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 my hand this 27th day of July, 2018.

GRANTOR:

Sherryl Fallon

Sherryl Fallon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned notary public, of said county, Sherryl Fallon, the within named bargainor, with whom I am personally acquainted and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 27th day of July, 2018.

Bonita Martin

Notary Public

My Commission Expires: _____

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 10, 2019