THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181018030** Karen Y Johnson Davidson County Batch# 161821 **DEEDWARR** 11/16/2018 09:46:40 AM 2 pgs Fees: $13.00 Taxes: $1,526.25 20181116-0112954	STATE OF TENNESSEE) COUNTY OF Dickson) The actual consideration or value, whichever is greater, for this transfer is: $412,500.00. Affiant Subscribed and sworn to before me this 15th day of November, 2018. Notary Public My Commission Expires: 6/28/21 LESLIE CLUDE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 06-28-2021

WARRANTY DEED

Address New Owner: Daniel L. Haupt and Leah A. Haupt 8942 Old Charlotte Pike Pegram TN 37143	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 112-00-0-152.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger Woolett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel L. Haupt and Leah A. Haupt, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee and Cheatham County, Tennessee, being Lot No. 1 on the Plan of Peaceful Acres Subdivision, of record in Plat Book 6050, Page 412, in the Register's Office for Davidson County, Tennessee, and of record in Plat Book 4, Page 88, Register's Office for Cheatham County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roger Woolett by Quitclaim Deed from Mary Woolett of record in Instrument No. 20170906-0091607, Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on September 06, 2017, and recorded in Book 540, Page 2490, Register's office of Cheatham County, Tennessee on November 8, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien due and payable, but not delinquent.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 412, Register's Office for Davidson County, Tennessee, and in Plat Book 4, Page 88, of Cheatham County, Tennessee.

Easement granted to USA for Transmission Lines of record in Book 4217, Page 588, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8942 Old Charlotte Pike Pegram TN 37143

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2018.

Roger Woolett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger Woolett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022