WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169896 **DEEDWARR**
12/04/2018 11:24:18 AM 2 pgs
Fees: $13.00 Taxes: $1,089.65

20181204-0118140

Y-VRES-18-1509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darren Haas and Heather Haas	**New Owner**	
(NAME) **103 Whispering Trees Ln.**	(NAME)	**083-13-0-496.00**
(ADDRESS) **Danville, CA 94526**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN P. POSPISIL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARREN HAAS AND HEATHER HAAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Blakemore & Parks of record in Plat Book 57, Page 151, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin P. Pospisil, unmarried by Warranty deed from Joseph Carpenter and Alice Carpenter, husband and wife of record in Instrument No. 20160808-0081895 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 08, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 151, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1509 Shelby Ave, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 30th DAY OF NOVEMBER, 2018.

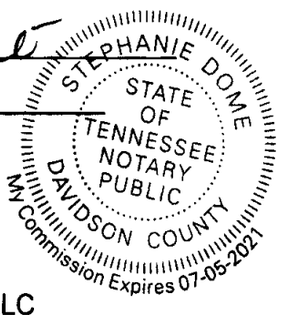
Benjamin P. Pospisil by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENJAMIN P. POSPISIL, and who acknowledged he/she/they executed the same as the free act and deed of the said BENJAMIN P. POSPISIL.

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212