BOX 10-A

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0832

Karen Johnson Davidson County
Batch# 226936 **DEEDWARR**
05/08/2019 08:45:07 AM 2 pgs
Fees: $13.00 Taxes: $1,748.25

20190508-0042935

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of May, 2019

Notary Public

Commission Expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Wautlet and Kasi Wautlet 224 54th Avenue North Nashville, TN 37209	Regions 2050 Parkway Office Cir. Birmingham, AL 35244	103-03-0-279.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Haupert and Mary Quinton Macaluso-Haupert, as Co-Trustees of The Haupert Family Trust, U/A dated August 10, 2016

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Wautlet and Kasi Wautlet, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of Jackson Subdivision of record in Plat Book 8250, Page 957, 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 David Haupert and Mary Macaluso-Haupert, as co-Trustees of the Haupert Family Trust, U/A dated August 10, 2016 by Warranty deed from Timothy Capria, unmarried of record in Instrument No. 20160920-0099051 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 20, 2016. (Value of consideration shown in aforementioned deed $450,000.00.) Being also known as 224 54th Avenue North Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 224 54th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of May, 2019.

The Haupert Family Trust

By: _____
David Haupert, Co-Trustee

By: _____
Mary Quinton Macaluso-Haupert, Co-Trustee

STATE OF TENNESSEE CALIFORNIA
COUNTY OF WILLIAMSON ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Haupert and Mary Quinton Macalusa-Haupert**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who upon their oath acknowledged themselves to be the **Co-Trustees of The Haupert Family Trust, U/A dated August 10, 2016**, the within named bargainors and that as such Co-Trustees, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the trust, by the said David Haupert and Mary Quinton Macalusa-Haupert, as such Co-Trustees.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of May, 2019.
Berkeley, CALIFORNIA (JLR)

JAQUELINE LEAL-REYES
Notary Public - California
Alameda County
Commission # 2266378
My Comm. Expires Nov 10, 2022

Notary Public
My Commission Expires: 11/10/2022

(Notary Seal)