BOX 10-A

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

Karen Johnson Davidson County
Batch# 245956 DEEDWARR
06/20/2019 09:40:59 AM 3 pgs
Fees: $18.00 Taxes: $166.50
20190620-0059459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and Sworn to before me on this the 18th day of June 2019.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov 5, 2019

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number(s)
Christopher Dean Goldbeck and Geal Schuster Goldbeck 8692 C Haselton Road Nashville, TN 37221	SAME	M & P – 169-040.00

For good and valuable consideration, receipt of which is hereby acknowledged, LINDA HASELTON SMITH, TRUSTEE, has bargained and sold, and by these presents does transfer and convey unto CHRISTOPHER DEAN GOLDBECK AND WIFE, GEAL SCHUSTER GOLDBECK ("Grantee") a 25% interest of the 50% interest (which is a 12.5% of the whole) vested in her as Trustee as to certain real estate located in Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a beech tree in Crutchfield's line and William Mays corner, and running south 72 poles to a stake; thence East 7 poles to a stake; thence South 46 poles to a chestnut and beech pointers; thence North 89 degrees East 123 poles to a red oak and dogwood in the line of Enoch Brown heirs; thence North 56 poles to a beech; thence North 89 degrees West 66 poles to a large chestnut on a high ridge; thence North 54 poles to a poplar; thence West 63 poles to the beginning, containing 65 acres, more or less.

Less and Except property sold in Book 2963, Page 407; Book 3870, Page 85; Book 5077, Page 313; Book 5057, Page 499; Book 5067, Page 520; Book 5077, Page 647; Book 6115, Page 980; Book 6376, Page 584; Book 6771, Page 679; Book 9198, Page 541, Book 9475, Page 700; Book 9225, Page 430; Book 9483, Page 848; Book 10020, Page 419; Book 10020, Page 422; Book 10020, Page 425; Book 10020, Page 428; Book 11443, Page 924; Book 10869, Page 878; Instrument Nos. 20040127-0010189; 20050218-0018538 and 20050218-0018539

Being part of the same property conveyed by Quitclaim Deed from Linda Haselton Smith, Executrix of the Estate of Suzanne H. Haselton to Linda Haselton Smith, Trustee of the Trust created under the Will of Suzanne H. Haslton as recorded in Instrument No. 20190620-0059458. Being part of the same property conveyed by Quitclaim Deed from Suzanne H. Haselton, Executrix of the Estate of Wilfred E. Haselton to Suzanne Haselton as recorded on the 22nd day of April, 1999 in Deed Book 11443, Page 927; Quitclaim Deed from Suzanne H. Haselton to Wilfred E. Haselton as recorded on the 13th day of April, 1996 in Deed Book 10020, Page 431; Quitclaim Deed (Deed of Correction) from W. E. Haselton and wife, Suzanne H. Haselton and H. Tom Kittrell, Jr., Trustee to W.E. Haselton and wife, Suzanne H. Haselton, a one-half undivided interest and unto John E. Haselton, a one-half undivided interest as recorded on the 28th day of August, 1985 in Deed Book 6641, Page 744; Quitclaim Deed from W. E. Haselton and wife, Suzanne H. Haselton and H. Tom Kittrell, Jr., Trustee to W.E. Haselton and wife, Suzanne H. Haselton, a one-half undivided interest and unto John E. Haselton, a one-half undivided interest as recorded on the 20th day of August, 1985 in Deed Book 6634, Page 448 and Warranty Deed from Clifford H. Sargent and wife, Laurine Sargent to W. E. Haselton and wife, Suzanne H. Haselton as recorded on the 21st day of April, 1972 in Deed Book 4594, Page 539, in the Register's Office of Davidson County, Tennessee.

The purpose of this conveyance is to convey the interest of Wilfred Hall Haselton as a beneficiary of the trust created under the Will of Suzanne H. Haselton so that the Grantee shall be a 12.5% tenant in common with the other owners.

Exhibit A from the Metro Nashville mapping website is attached to illustrate the approximate boundaries of the subject property.

Said property is conveyed subject to all matters of record affecting the property.

The address for this property is 0 Haselton Road, Nashville, Tennessee 37221.

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, her heirs and assigns forever; and does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and does further covenant and bind herself, her heirs successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 the Grantor's hands this 18th day of June 2019.

Linda Haselton Smith, Trustee
LINDA HASELTON SMITH, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Linda Haselton Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Trust created under the Will of Suzanne H. Haselton and who further acknowledged that she is authorized to execute the within instrument as Trustee.

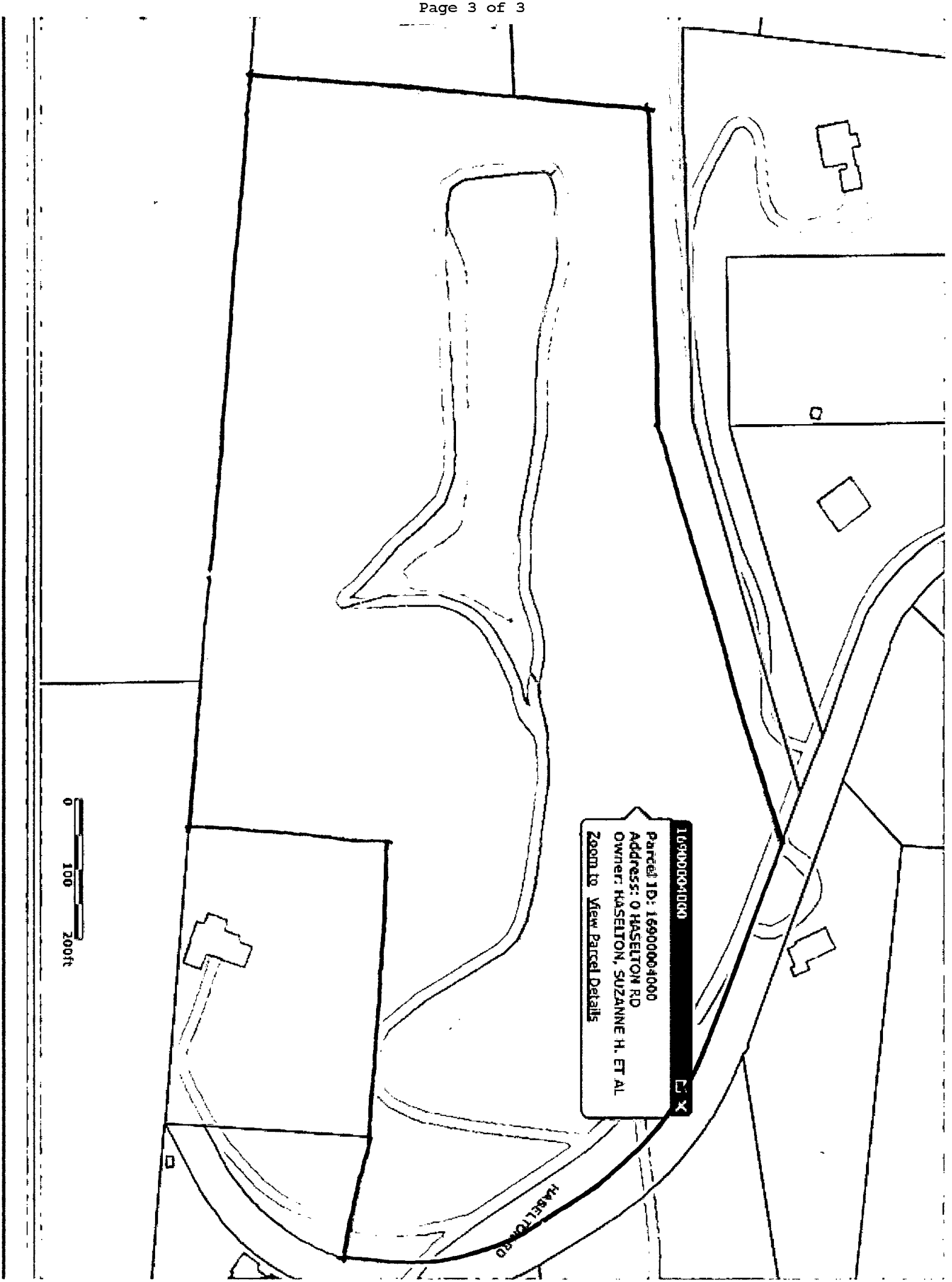
WITNESS my hand, at office, this 18th day of June, 2019.

NOTARY PUBLIC

My Commission Expires_____

MONTGOMERY COUNTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019


169000041000
Parcel ID: 169000041000
Address: 0 HASELTON RD
Owner: HASELTON, SUZANNE H. ET AL
Zoom to View Parcel Details
HASELTON RD
0
100
200ft