WARRANTY DEED

Karen Johnson Davidson County
Batch# 266198 DEEDWARR
08/02/2019 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20190802-0076644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-060977

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Middle Tennessee Property Group, LLC	Middle Tennessee Property Group, LLC	
(NAME) 201 Holly Lane	(NAME) 201 Holly Lane	043-16-0-034.00
(ADDRESS) White House, TN 37188	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRED K. HASTON AND NORINE V. HASTON, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIDDLE TENNESSEE PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 LOCATED IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING PART OF LOT 9, SURVEY OF ANDERSON TRACT (BOOK 1130, PAGE 37 R.O.D.C., TN) BEING SHOWN AS PART OF AN UNNUMBERED TRACT IN BLOCK "A" ON THE REVISED PLAN OF MYATT & EAGAN'S SUBDIVISION (BOOK 1424, PAGE 107 R.O.D.C., TN) AND ALSO BEING SHOWN AS THE SOUTH 12 FEET (18 FEET IN PREVIOUS DEED OF RECORD IN BOOK 2095, PAGE 188 R.O.D.C., TN.) OF LOT 31 AND THE NORTH 48 FEET OF LOT 32, BLOCK "A" ON THE UNRECORDED MAP OF MYATT & EAGAN'S SUBDIVISION OF TRACT 8 AND THE WEST PART OF TRACT 9, ANDERSON LAND IMPROVEMENT COMPANY'S PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF VANDIVER DRIVE (50' WIDE R.O.W.), SAID ROD BEING THE NORTHEAST CORNER OF THE REBA C. HASTON LAND (BOOK 2597, PAGE 297 R.O.D.C., TN) AND BEING LOCATED 2 FEET NORTH OF THE COMMON FRONT CORNER OF LOTS 32 & 33, BLOCK "A" ON THE UNRECORDED MAP OF MYATT & EAGAN'S SUBDIVISION OF TRACT 8 AND THE WEST PART OF TRACT 9, ANDERSON LAND IMPROVEMENT COMPANY'S PROPERTY WHICH IS LOCATED N 41°20'05" W 318.12 FEET FROM A CONCRETE HWY. MONUMENT IN THE NORTHERLY MARGIN OF TN. STATE RT. 45; THENCE LEAVING SAID WESTERLY MARGIN WITH SAID HASTON
S 56°23'49" W 185.90 FEET TO A POINT IN THE EASTERLY LINE OF LOT 11, REVISED PLAN OF MYATT & EAGAN'S SUBDIVISION (BOOK 1424, PAGE 107 R.O.D.C., TN) OWNED BY
STRAIT WORD CHURCH AND HORACE E. LANIER, JR. (INSTRUMENT # 20140822-0076844
R.O.D.C., TN) AT A POINT 2 FEET NORTH OF THE COMMON REAR CORNER OF SAID LOTS 32 & 33; THENCE WITH SAID LOT 11 AND STRAIT WORD CHURCH LAND
N 33°30'49" W 66.00 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF THE ROBERT & JAMIE NEWLAND LAND (BOOK 10250, PAGE 981 R.O.D.C., TN), SAID ROD BEING LOCATED 18 FEET NORTH OF THE COMMON REAR CORNER OF SAID LOT 32 AND OF LOT 31 OF SAID UNRECORDED PLAN; THENCE WITH SAID NEWLAND N 56°23'49" E 185.90 FEET TO AN IRON ROD (OLD) IN SAID WESTERLY MARGIN OF VANDIVER DRIVE, SAID ROD BEING LOCATED

18 FEET NORTH OF THE COMMON FRONT CORNER OF SAID LOTS 31 & 32; THENCE WITH SAID WESTERLY MARGIN
S 33°30'49" E 66.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 12269.39 S.F. OR 0.28 ACRES MORE OR LESS ACCORDING TO A BOUNDARY SURVEY DATED 7-25-2019 BY CAMPBELL, McRAE & ASSOCIATES, SURVEING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

Being the same property conveyed to Fred K. Haston and wife, Norine V. Haston by Warranty deed from Ruth Willis, fka Ruth Burgress Akin and husband, John R. Willis of record in Book 5087, page 23, Register's Office for Davidson County, Tennessee, dated November 11, 1976 and recorded on November 12, 1976.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 107 Vandiver Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 July, 2019

Fred K. Haston

Norine V. Haston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2019, before me personally appeared Fred K. Haston and Norine V. Haston to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 30th day of July, 2019.

Commission Expires: 10.12.19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA PERRY My Commission Expires

True Copy Certification

I, Jacquelyn Rudolph, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY