BOX 1-B

Karen Johnson Davidson County
Batch# 277275 DEEDWARR
08/28/2019 12:07:35 PM 2 pgs
Fees: $13.00 Taxes: $166.50
20190828-0086810

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, THIS THE 28 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FILIPPO A. BONIFACIO, JR.	**THOMAS HAEHN, ET AL**	**041-00-0-005.00**
(NAME) **1330 OLD HICKORY BLVD**	(NAME) **3631 BRUSH HILL ROAD**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **NASHVILLE, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS HAEHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FILIPPO A. BONIFACIO, JR.. AN UNDIVIDED 25% INTEREST,** IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to a survey by Southern Land and Associates, Inc., dated May 29, 1980, as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard and going North 21° 15' East through a monument (the southeast corner of Lot 141, Delemere Subdivision, Section 6), and to monument being the northeast corner of said Lot 141, 166 feet; thence with rear of Lots 139 and 138 of said Delemere Subdivision, South 86° 18' East approximately 160 feet; to the northwest corner of the N.C. Trombla Property; thence with the westerly line of Trombla's Property South 1° 30' West some 235 feet to the northerly margin of Old Hickory Boulevard; thence with the northerly margin of the Boulevard to the point of beginning (approximately 237 feet), containing an area of an acre, more or less.

Included in the hereinabove description but expressly excluded from this conveyance is property described in Book 5914, page 485, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THOMAS HAEHN, by deed from CARL T. HALLBECK AND JUDITH HALLBECK, of record in Instrument No. 20140106-0001266, dated December 23, 2013, said Register's Office.

Unimproved ( )
This is improved(X) property, known as **1330 OLD HICKORY BLVD., NASHVILLE, TN 37207**
(House Number) (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 hand this 28 day of August, 2019.

THOMAS ~~HAEHN~~

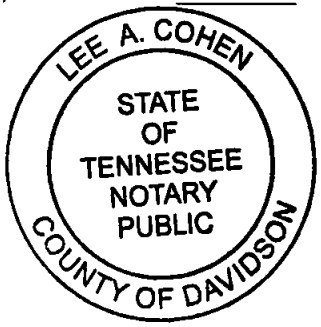
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Haehn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of August, 2019.

My commission expires: **May 2, 2022**



Notary Public