Batch# 280672 DEEDWARR
09/04/2019 02:32:02 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20190904-0089408

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1257

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 consideration, the receipt of which is hereby acknowledged, the undersigned **David S. Graves and Rachel L. Graves, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hauco, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Tyne Valley Estates, of record in Plat Book 3600, page 54, 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 S. Graves and Rachel L. Graves, husband and wife by deed from Dennis Polian and Jenny Polian, husband and wife, dated August 19, 2016, of record in Inst. No. 20160830-0090480, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1608 Otter Creek Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of August, 2019.

David S. Graves

Rachel L. Graves

State of Tennessee)
County of Davidson)

On this 30th day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David S. Graves and Rachel L. Graves, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 660,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of August, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:
Hauco, LLC
200 31st Ave North #200
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Hauco, LLC
200 31st Ave North #200
Nashville, TN 37203

TAX MAP-PARCEL #:
145-13-0-015.00