BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 465765 DEEDWARR
08/28/2020 09:24:38 AM 4 pgs
Fees: $23.00 Taxes: $166.50

20200828-0097714

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 27th DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TANYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jodi Horovitz (NAME)	Ami Bergman, CPA (NAME)	
8686 Hasclton Rd (ADDRESS)	7451 W. Oakland Pk. Blvd (ADDRESS)	169-00-0-127.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Suite B Lauderhill FL 33319 (CITY) (STATE) (ZIP)	

FOR AND 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, **LINDA HASELTON SMITH, TRUSTEE OF THE WILFRED E. HASELTON FAMILY TRUST DATED MARCH 21,1996, AS TO A ONE-HALF UNDIVIDED INTEREST AND BARBARA U. HASELTON, AS TO 20% OF AN UNDIVIDED 50% INTEREST, LISA LOUISE HASELTON NKA LISA LOUISE JONES, GLORIA GAIL HASELTON, JAMES RUSSELL HASELTON AND JOHN HALL HASELTON, AS TO 80% OF AN UNDIVIDED 50% INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JODI HOROVITZ,** 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:

SEE ATTACHED EXHIBIT "A"

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

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 8686 Hasclton Rd, Nashville, TN 37221
(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 26th day of August, 2020

WILFRED E. HASELTON FAMILY TRUST DATED MARCH 21,1996

BY: Linda Haselton Smith, Trustee

LINDA HASELTON SMITH, TRUSTEE

Barbara U Haselton

BARBARA U. HASELTON

Lisa Louise Jones

LISA LOUISE JONES

Gloria Gail Haselton

GLORIA GAIL HASELTON

John Hall Haselton

JOHN HALL HASELTON

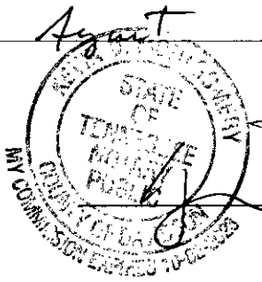
JAMES RUSSELL HASELTON

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 Barbara U. Haselton, Lisa Louise Jones, Gloria Gail Haselton, John Hall Haselton, and James Russell Haselton, 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 this 26th day of August, 2020.



Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Linda Haselton Smith with whom I am personally acquainted 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 Wilfred E. Haselton Family Trust Dated March 21, 1996, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 26 day of August, 2020.

Commission expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, HASELTON SUBDIVISION, SECTION TWO TRACTS 7 & 8, as shown on plat of record in Book 6050, Page 573, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton, by Warranty Deed from Clifford H. Sargent and wife, Laurine Sargent, being one and the same as Lourine Sargent, of record in Book 4594, Page 539, in the Register's Office of Davidson County, Tennessee, dated March 24, 1972 and recorded on April 21, 1972.

Being part of the same property conveyed to H. Tom Kittrell, Jr., Trustee, by Quitclaim Deed from W.E. Haselton and wife, Suzanne H. Haselton, and then conveyed to W.E. Haselton and wife, Suzanne H. Haselton, a one-half undivided interest and John E. Haselton, a one-half undivided interest, by Quitclaim Deed from H. Tom Kittrell, Jr., of record in Book 6634, Page 448, in the Register's Office of Davidson County, Tennessee, dated August 20, 1985 and recorded on August 20, 1985, as corrected in Book 6641, Page 744, in the Register's Office of Davidson County, Tennessee, dated August 27, 1985 and recorded on August 28, 1985. John E. Haselton died on March 24th, 1990 leaving his 50% undivided interest as follows, 20% of John E. Haselton's 50% interest to Barbara U. Haselton and 80% of John E. Haselton's 50% interest to John Hall Haselton, Trustee of the Trust created under the Will of John E. Haselton probated under Docket No. 95268, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Wilfred E. Haselton, by Quitclaim Deed from Suzanne H. Haselton, of record in Book 10020, Page 425, in the Register's Office of Davidson County, Tennessee, dated March 21, 1996 and recorded on April 18, 1996.

Being the same property conveyed to Wilfred E. Haselton Family Trust, dated March 21, 1996, Linda Haselton Smith, Trustee, by Quitclaim Deed from Suzanne H. Haselton, executrix of the estate of Wilfred E. Haselton, of record in Book 10869, Page 878, in the Register's Office of Davidson County, Tennessee, dated February 13, 1998 and recorded on April 3, 1998.

Being the same property conveyed to Lisa Louise Haselton nka Lisa Louise Jones, Gloria Gail Haselton, James Russell Haselton and John Hall Haselton by Quitclaim Deed from John Hall Haselton, Trustee of the Trust created under the Will of John E. Haselton, of record in Instrument No. 20200828-0092713 in the Register's Office of Davidson County, Tennessee.