Karen Johnson Davidson County
Batch# 502671 DEEDWARR
10/28/2020 01:53:57 PM 2 pgs
Fees: $13.00 Taxes: $8,454.50



20201028-0125187

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

39-B
File #20-1460

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 **Hauco, LLC, a Tennessee limited liability company** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tom O'Connor, unmarried**, 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 Hauco, LLC, a Tennessee limited liability company, by deed from David S. Graves and Rachel L. Graves, husband and wife dated August 30, 2019, of record in Inst. No. 20190904-0089408, Register's Office for Davidson County, Tennessee.

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, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Tom O'Connor 1608 Otter Creek Road Nashville, TN 37215	NEW OWNER	145-13-0-015.00

WITNESS THE EXECUTION HEREOF this 27th day of October, 2020.

Hauco, LLC, a Tennessee limited liability company

By: Karl Haury, Jr., President

State of Tennessee)
County of Davidson)

On this 27th day of October, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Karl Haury, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker, Hauco, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of The Hauco, LLC as President.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON 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: **$ 2,285,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of October, 2020.

Notary Public

My Commission Expires: 3/8/22

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