THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37140-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Ryan McLaughlin Wood Affiant Subscribed and sworn to before me this 27th day of June, 2022. Notary Public My Commission Expires: 10-2-2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Ryan McLaughlin Wood and Barrett R. Wood 163 Charleston Park Nashville, TN 37205	**Send Tax Bills To:** CapStar Bank 2002 Richard Jones Rd. STE 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 116080G16300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Page Haun and Bzur Haun, Trustees of The Haun Family Trust u/a/d December 14, 2012** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ryan McLaughlin Wood and Barrett R. Wood, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 163 Charleston Park, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees,their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 880367 DEEDWARR
06/29/2022 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20220629-0074857

IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~30th~~ 20th day of June, 2022.

Page Haun, Trustee

Page Haun, Trustee of The Haun Family Trust u/a/d December 14, 2012

Trustee

Bzur Haun, Trustee of The Haun Family Trust u/a/d December 14, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Page Haun and Bzur Haun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The Haun Family Trust u/a/d December 14, 2012, and as such Trustees executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2022

Elizabeth Ryder Sykes
Notary Public

My Commission Expires:

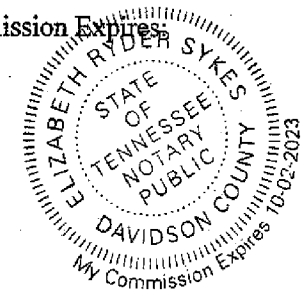


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Sugartree, Phase 3 (Revised) of record in Plat Book 5050, Page 67-71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean B. Kaminsky, by Warranty Deed from Ashley W. Conner as Trustee of the 2004 Conner Personal Residence Trust, of record in Instrument No. 20100708-0053474, in the Register's Office of Davidson County, Tennessee, dated June 25, 2010 and recorded on July 08, 2010.

Being the same property conveyed to Page Haun and Bzur Haun, Trustees of The Haun Family Trust u/a/d December 14, 2012, by Warranty Deed from Sean B. Kaminsky and wife, Kristi Kaminsky, of record in Instrument No. 20210602-0073907, in the Register's Office of Davidson County, Tennessee, dated June 01, 2021 and recorded on June 02, 2021.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sugartree, Phase 3, as recorded in Plat Book 5050, Page(s) 67 thru71, as amended in Book 5191, Page 426; Book 5191, Page 412; Book 5222, Page 468 and Book 5238, Page 93, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, as amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; Book 11758, Page 466 and in Instrument Nos. 20170522-0050870 and 20210430-0058356 and supplemented in Book 5087, Page 220, Register's Office for Davidson County, Tennessee.
4. Easement for Sewer, recorded in Book 3400, Page 63, Register's Office for Davidson County, Tennessee.
5. Easement recorded in Easement recorded in Book 5678, Page 327, Register's Office for Davidson County, Tennessee.
6. Easement for Underground Utility, recorded in Book 5684, Page 986, Register's Office for Davidson County, Tennessee.
7. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/20/22

GEORGE E. MUDTER, JR.
Dated 6/20/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/20/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

