File No. CMF-05-200

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/05 14:20 2 pgs
Fees:13.00 Taxes:462.50
20051007-0121624

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ERNEST SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Northstar Title & Escrow, LLC
305 South Main Street
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Baker		26-1-118.00
200 Two Mile Pike Goodlettsville, TN 37072	(NAME) Century Lending 9920 Corporate Campus Drive, Ste 3000 Louisville, KY 40223	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RONALD HAYNES**, MARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX BAKER, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 5 on the Map known as the H.R. Drake, et al., Subdivision at Goodlettsville on Two Mile Pike surveyed March 23, 1948, by J.R. Scott, Surveyor, and described as follows:

Beginning at a point on the easterly margin of Two Mile Pike, at the common corner of Lots Nos. 5 and 6, being 375 feet, north of the intersection of said Pike with a 50 foot street shown on said plan which leads from said Pike to L & N Railroad Underpass; thence with a line between said lots easterly 283 feet to a point; thence northerly 75 feet to a point, the common corner of Lots 4 and 5; thence with the line between said lots, westerly 292 feet to a point in the easterly margin of said Two Mile Pike; thence with the margin of the same, southerly 75 feet to the point of beginning.

Being the same property conveyed to Ronald G. Haynes by Quitclaim Deed from Jewell G. Haynes, dated 10-13-98, filed 10-15-98, of record in Book 11156, Page 499, Register's Office for Davidson County, Tennessee. Also acquired by deed of record in Book 8226, Page 713, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ■ property, known as 200 Two Mile Pike, Goodlettsville, TN 37072

(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 our hands this the 8th day of September, 2005.

RONALD HAYNES

[redacted]

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me James T. Sears, a Notary Public in and for said County and State, Ronald Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of September, 2005.

Notary Public

JAMES T. SEARS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

My commission expires:

File Number: CMF-05-200

RETURN TO:
NorthStar Title & Escrow, LLC
305 South Main Street
Goodlettsville, TN 37072