WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27TH~~ 8th DAY OF ~~FEBRUARY~~ March, 2006.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

Davidson County DEEDWARR
Recvd: 03/13/06 15:37 2 pgs
Fees:13.00 Taxes:249.75

20060313-0028858

R-2401

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adriane N. Haynes	Adriane N. Haynes	107-14-0-A-029.00CO
(NAME)	(NAME)	
1278 Massman Drive	1278 Massman Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(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, William L. Underhill, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adriane N. Haynes, 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:

Being all of Unit No. 29 as shown on the plan of Copperfield Terrace of record in Book 6250, Page 50 Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Hooper, Butler, Rodgers and Underhill, a Tennessee General Partnership by Warranty Deed dated October 1, 1984 from Carson C. Driver, Jr. and wife, Doris B. Driver of record in Book 6404, Page 716, Register's Office for Davidson County, Tennessee. Being further conveyed to William L. Underhill by Quitclaim Deed dated January 31, 1996 from Hooper, Butler, Rodgers & Underhill, a partnership of record in Book 9958, Page 138, Register's Office for Davidson County, Tennessee.

The undersigned hereby certifies, declares and covenants that the subject property is not his homestead as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1278 Massman Drive, Nashville, TN 37217
(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 ~~27th~~ 8th day of ~~February~~ March, 2006.

William L. Underhill

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Underhill the bargainor (s), 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 and official seal at Smyrna, Tennessee this ~~27th~~ 8th day of ~~February,~~ March 2006.

Commission expires: 01/24/09

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167