WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/08 10:48 2 pgs
Fees:13.00 Taxes:1202.50

20080702-0068346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) December 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Haynes	SUNTRUST MORTGAGE	
(NAME) 1318 Sweetbriar Avenue	(NAME) 401 COMMERCE ST., STE 6100	118-1-25
(ADDRESS) Nashville, TN 37212	(ADDRESS) NASHVILLE, TN 37219	
(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, **JEFFREY P. CONYERS AND DAVID SHARIFI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN B. HAYNES, UNMARRIED AND KENNETH HAYNES AND WIFE, CAROL 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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 99 on the Plan of Belmont Land Company's Plan, called Belmont Heights of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 50 feet on the northerly side of Sweetbriar Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Jeffrey P. Conyers and David Sharifi, as tenants in common, each owning a 50% interest by deed from Jeffrey P. Conyers and wife, Jaimie L. Conyers, of record as Instrument No. 20080430-0043907, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

This conveyance is subject to (a) 2008 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 34, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1318 Sweetbriar Avenue, Nashville, TN 37212

(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 our hands this 20th day of June, 2008.

Jeffrey P. Conyers

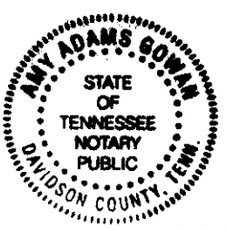
David Sharifi

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 Jeffrey P. Conyers and David Sharifi, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2008.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010