03

Realty Title

48-A

File No. 290500036

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Rachel C Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2009.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/10/13
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Haynes	WR STARKEY MORTGAGE, LLP	162-3-117
(NAME)	(NAME)	
272 Bart Drive	5055 W. PARK BLVD., #300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37033	PLANO, TX 75093	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Housing Development Agency**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert W. Haynes**, hereinafter called the Grantee, His 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 all of Lot No. 397 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description. *as amended in Book 4927, Page 139,

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument 20080421-0040071, dated April 18, 2008 and filed for record on April 21, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject following:
Restrictions of record in Book 4562, Page 949, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4460, Page 58, Register's Office for Davidson County, Tennessee.

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 272 Bart Drive, Antioch, TN 37033
(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, His heirs and assigns forever; and he does covenant with the said GRANTEE that he is 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 he does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, His 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.

BILL GARRETT, Davidson County
Trans:T20090033779 DEEDWARR
Recvd: 05/21/09 14:35 2 pgs
Fees:13.00 Taxes:296.00
20090521-0047055

Witness our hand this 12th day of May, 2009.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared Laura B. Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Director SF Programs, for Tennessee Housing Development Agency, the within named bargainor, and that he/she as such Representative for Tennessee Housing Development Agency executed the foregoing instrument for the purpose therein contained, by signing his/her name as Director SF Programs.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12th day of May, 2009.

_____
NOTARY PUBLIC

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES:
November 22, 2010

File Number: 290500036
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129