File No. 210090310

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Floyd D. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/23/10 15:27 3 pgs
Fees:18.00 Taxes:185.00
20101123-0093933

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd D. Haynes	Same as New Owner	115002028300
(NAME)	(NAME)	
116 Steve Roberts Dr.		
(ADDRESS)	(ADDRESS)	
Smyrna, TN. 37167		
(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, WE, David A. Cantrell and Carolyn C. Fox-Benson, Tenants in Common, with Right of Survivorship, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Floyd D. Haynes, unmarried hereinafter called the grantee(s), 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 Lot No. 106A on the Plan of Zone Lot Division of Lots 106-108 on the Plan of Harbor Gate, Section 2, as of record in Plat Book 6900, Page 715 amending Plat Book 6200, Page 693, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David A. Cantrell and Carolyn C. Fox-Benson, Tenants in Common, with Right of Survivorship by Deed dated July 12, 1989 from Commercial Federal Mortgage Corporation of record in Deed Book 7890, page 113, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book ;6200, Page 693 and amended in Plat Book 6900, Page 715, Register's Office of said County.

Easement and all other matters as shown of record in Deed Book 2875, Page 299; Book 4438, Page 703; Book 5780, Page 952; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 5300, Page 909 and book 5904, Page 79, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6366, Page 494, Register's Office of said County.

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 3054 High Rigger 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 GRANTEE(S), HIS 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 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/our hands this 12th day of November, 2010.

David A. Cantrell

Carolyn C. Fox-Benson

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David A. Cantrell and Carolyn C. Fox-Benson, Tenants in Common, with Right of Survivorship the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of November, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 210090310

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

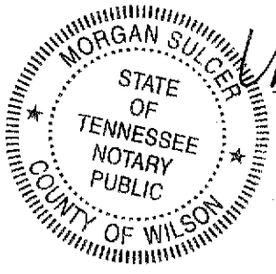
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013