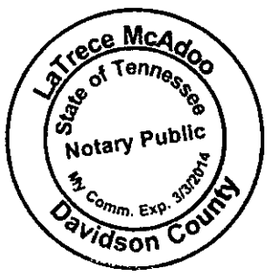
Box 13
#16155

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$271,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Haynes	new owner	**103080007.00**
2026 S. (NAME) Mt Juliet Rd. ~~4013 Colorado Avenue~~	(NAME) 2026 S. Mt Juliet Rd.	
Mt. Juliet TN 37122 (ADDRESS) ~~Nashville, TN 37209~~	(ADDRESS) Mt. Juliet TN 37122	
(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, **Betty C. Shane,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Haynes and Melissa Haynes, husband and wife**, 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 Lot No. 20 on the Plan of West End Annex, as subdivided by the Sylvan Park Land Company, as of record in Book 332, Page 61, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Harlan F. Shane, and wife Betty C. Shane by deed dated June 9, 1976 from Johnny T. Martin and wife, Earline Martin of record in Book 5033, Page 865, Register's Office for Davidson County, Tennessee. The said Harlan F. Shane has since died survived by his wife, Betty C. Shane.

unimproved ☐

This is improved ☒ property, known as **4013 Colorado Avenue, Nashville, TN 37209**

(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.

BILL GARRETT, Davidson County
Trans:T20110007110 DEEDWARR
Recvd: 02/03/11 10:10 2 pgs
Fees:13.00 Taxes:1004.55
20110203-0009669

Witness my hand this **31st day of January, 2011**.

Betty C. Shane by Connie Grason

Betty C. Shane

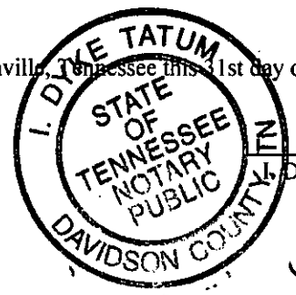
By: Connie Grason, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Connie Grason** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Betty Shane** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2011.



Commission expires: May 6, 2013

J. Dyke Tatum — Notary Public