WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $276,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF AUGUST, 2011.

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/8/2012

THIS INSTRUMENT PREPARED BY:
Jim R. Vanderpool, P.C., 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 11-04070 HAYNES

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Jennifer Louise Haynes and Henry George Haynes	Jennifer Louise Haynes Henry Haynes	172010A09800CO
77 Trotwood Down	77 Trotwood Down	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE LILLIE FRANCES GAYDOU REVOCABLE TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER LOUISE HAYNES AND HENRY GEORGE HAYNES, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 77 Trotwood Down, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 1st day of August, 2011.

BILL GARRETT, Davidson County
Trans:T20110047999 DEEDWARR
Recvd: 08/05/11 12:26 2 pgs
Fees:13.00 Taxes:1021.20
20110805-0060486

The Lillie Frances Gaydou Revocable Trust

BY: Shawna Johannsen, Successor Trustee
Shawna Johannsen, Successor Trustee

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Shawna Johannsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Successor Trustee of THE LILLIE FRANCES GAYDOU REVOCABLE TRUST, the within named barganor, a Revocable Trust, and that Shawna Johannsen, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Revocable Trust for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this 1st day of Aug 2011

Notary Public

My Commission Expires: 8-12-14

DONALD RAY ISOM JR
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-12-14

11-04070 HAYNES

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 98, PLAN OF COPPERFIELD, REVISED, as shown on plat of record in Plat Book 6900, Pages 555-559, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert L. Garrett and wife, Jeanie S. Garrett to Lillie Frances Gaydou, married as recorded on the 17th day of September, 2007 in Instrument No. 20070917-0110760 and Quitclaim Deed from Lillie Frances Gaydou to The Lillie Frances Gaydou Revocable Trust, Lillie Frances Gaydou, Trustee as recorded on the 19th day of July, 2010 in Instrument No. 20100719-0056073, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF COPPERFIELD, REVISED, as recorded in Plat Book 6900, Page(s) 555-559, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6779, Page 296, re-recorded in Book 6783, Page 973, amended and superceded in Book 7071, Page 482 and further amended in Book 7208, Page 889 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Transmission Line, recorded in Book 2437, Page 8 and Book 2438, Page 376.

f. Easement granted to Metro by instrument recorded in Book 7593, Page 488 and Book 7593, Page 511.