BILL GARRETT, Davidson County
Trans:T20110056341 DEEDWARR
Recvd: 09/12/11 11:27 2 pgs
Fees:13.00 Taxes:314.50
20110912-0070473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Haynes and Melissa Haynes	**New Owner**	06116027700
1433 Norvel Avenue # B	2026 S. MT. Juliet Rd. ~~Same~~	
Nashville, TN 37216	MT. Juliet, TN 37122	
		File: ST10198

FOR AND IN 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 ACKNOWLEDGE, WE,

Daniel Rodriguez and wife, Emily Beth Rodriguez

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:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Shadowlawn, of record in Plat Book 1130, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Clifford, III and wife, Ruie Lue Clifford by deed from Craig E. Clifford and wife, Sherry M. Clifford, dated August 31, 1992, recorded October 15, 1992 in Book 8757, Page 893, Register's Office for Davidson County, Tennessee. Robert J. Clifford, III having since died November 11, 2010. Ruie, who died intestate on December 24, 2010, and by Order of Probate filed before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-28, decedent devised subject property to Virginia Ruth Clifford and Thomas Patrick Clifford and Craig Clifford and James Jeffrey Clifford and Matthew Clifford and Kathleen J. Barry and Bonnie Clifford.

Being the same property conveyed to Daniel Rodriguez by Warranty Deed from Virginia Ruth Clifford and Thomas Patrick Clifford and Craig Clifford and James Jeffrey Clifford and Matthew Clifford and Kathleen J. Barry and Bonnie Clifford, devisees under the Last Will and Testament of Ruie Lue Clofford and Kathleen J. Barry and Bonnie Clifford, as Co-Executrixes of the Estate of Ruie Lue Clifford, recorded on the 6th day of May, 2011 in Instrument No. 20110506-0034978, in the Register's Office of Davidson County, Tennessee.

Emily Beth Rodriguez joins in the conveyance of said property as the wife to Daniel Rodriguez and to convey any and all marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Book 1130, Page 84, Register's Office for Davidson County, Tennessee.

This is improved (__X_) unimproved (____) property known as 1433 Norvel Avenue # B, Nashville, TN 37216.

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 in 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 my/our hand(s) this 8th day of September, 2011.

Daniel Rodriguez

Emily Beth Rodriguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Daniel Rodriguez and Emily Beth Rodriguez , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013