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BILL GARRETT, Davidson County
Trans:T20120003677 DEEDWARR
Recvd: 01/17/12 11:11 2 pgs
Fees:13.00 Taxes:314.50
20120117-0004407

WARRANTY DEED

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 THE 13TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Erica Lee Haines	**F & M Mortgage**	**061-07-0-110.00**
(NAME)	(NAME)	
916 Broadmoor Drive	**P.O. Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Clarksville, TN 37041-0451**	
(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, **Empire Real Estate, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erica Lee Haines an unmarried woman and Robert D. Haines, an unmarried man tenants in common with right of survivorship,** 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 known and designated as Lot 18, on the Plan of Block "E", on the Plan of Broadmoor, as of record in Book 547, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Empire Real Estate, LLC. by Deed dated July 19, 2011 from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20110819-0064244, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alvin L. Henderson, married by deed from Alison M. Broady, unmarried of record in Instrument No. 20010808-0085391, dated August 1, 2001 and recorded on August 8, 2001, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **916 Broadmoor Drive, Nashville, TN 37216**

(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.

Witness my hand this **13th day of January, 2012**.

Empire Real Estate, LLC.

By: Andrew Regg, Managing Member
Andrew Regg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Andrew Regg**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Managing Member** of **Empire Real Estate, LLC**. the within named bargainor and that he as such **Managing Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as **Managing Member.**

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I. Dyke Tatum
Notary Public