WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120005804 DEEDWARR
Recvd: 01/25/12 09:06 2 pgs
Fees:13.00 Taxes:658.60

20120125-0006819

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virginia R. Lafore	Peoples Home Equity, Inc.	103080A00500CO
(NAME)	(NAME)	
4425 Westlawn Drive, Unit A-105	2685 N. Mt. Juliet Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Mt. Juliet, TN 37122	
(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, I, **Clint Haynes, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Virginia R. Lafore, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. A-105, as shown on the plan of Building "A", Westlawn Green, of record in Plat Book 5200, Pages 20-24, and further established by the Master Deed of Westlawn Green, a Horizontal Property Regime, of record in Book 5238, Page 863 and amended in Book 5266, Page 22, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Clint Haynes, an unmarried man by Deed from Kris McCabe and The Estate of Kenneth E. Winkler, dated 04/04/2011 and filed for record on 04/06/2011 in Instrument 201104060026478, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 20-24, said Register's Office.
Master Deed of record in Book 5238, Page 863, said Register's Office. Said Master Deed was amended of record in Book 5266, Page 22, said Register's Office.
By-Laws of record in Book 5238, Page 872 and Book 6748, Page 423, said Register's Office.
Charter of record in Book 5234, Page 719, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 4425 Westlawn Drive, Unit A-105, 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 GRANTEE(S), their heirs and/or 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), their heirs and/or 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 24th day of January, 2012.

Clint Haynes

State of Tennessee
County of Wilson

Personally appeared before me Clint Haynes, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of January, 2012.

Notary Public _____
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122