Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120037013 DEEDWARR
Recvd: 05/21/12 09:51 2 pgs
Fees: 13.00 Taxes: 444.00
20120521-0043612

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Rita Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-14-2013

(AFFIX SEAL)

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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 NUMBER
Jeff M. Palk	SWBC	08410001400
(NAME)	(NAME)	
2208 Weona Drive	9311 San Pedro, Suite 125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(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, we, **Clint Haynes, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeff M. Palk and Jenna L. Palk, husband and wife**, 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 Lot No. 63 on the plan of Maplecrest, of record in Plat Book 1835, Pages 27-28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
Included in the above description but expressly excluded herein is the following described property: Beginning at a point of intersection of the existing Southeast margin of Nashville & Eastern Railroad and the East boundary of the Johnny Ray Crumby property; thence with said existing margin having a 1382.39 ft. radius curve right and Easterly 122.84 ft. to a point; thence with the West boundary of the George F. Scalf, et ux property South 01 deg. 12' 30" E 62.04 ft. to a point; thence with the proposed Southeast margin of said railroad having a 2794.79 ft. radius curve left and Westerly 107.26 ft. to a point; thence with said East boundary N 14 deg. 07' 51" W 51.29 ft. to the point of beginning. Being the same property conveyed to the Nashville and Eastern Railroad Authority by deed in Instrument 200307180101349 and corrected in Instrument 200902030009368, said Register's Office.

Being the same property conveyed to William Luchynsky and Kristen Luchynsky, husband and wife by Deed from Emma Allein and husband Stephen Allein, dated 07/21/2008 and filed for record on 07/22/2008 in Instrument 200807220075080, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development of Washington D.C. by Deed from Arnold M. Weiss, Substitute Trustee, dated 06/15/2010 and filed for record on 10/26/2010 in Instrument 201010260085506, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Bockman, married and Clint Haynes, unmarried by Deed from Secretary of Housing and Urban Development of Washington D.C., dated 09/19/2011 and filed for record on 09/26/2011 in Instrument 201109260074248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clint Haynes, unmarried by Deed from Jason Bockman, married and Clint Haynes, unmarried, dated 10/11/2011 and filed for record on 10/13/2011 in Instrument 201110130079747, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1835, Page 27, Plat Book 1835, Page 28, said Register's Office.
All matters set out in document including but not limited to an easement of record in Instrument 200307180101349, corrected in Instrument 200902030009368, said Register's Office.
Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of William Luchynsky and Kristen Luchynsky (the foreclosed mortgagor) in the land or any claim that the foreclosure by Elite Home Loans (the original lender) is invalid.
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 2208 Weona Drive, Nashville, TN 37214
(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 15th day of May, 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 15th day of May, 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

File No.: 01288-8219
SMG TN Warranty Deed