#6174 Return to: Advantage Title and Escrow
3325 Aspen Grove Dr. Ste. 104
Franklin TN 37067

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091836** Victor Hazelwood State of Tennessee Notary Public Comm. Exp. 3/3/2014 Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $60,000.00. Affiant Subscribed and sworn to before me, this28th day of September, 2012. Notary Public My Commission Expires: 3/3/2014

WARRANTY DEED

Address New Owner: Christopher Haynes and Melissa R. Haynes 2026 S Mount Juliet Rd Mount Juliet, TN 37122	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-73.00 104-14-72.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis E. Corrieri and wife, Delia T. Corrieri formerly known as Delia T. Coode** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Haynes and wife, Melissa R. Haynes** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot 54, BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, as shown on plat of record in Plat Book 421, Page 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tract 2:

Land in Davidson County, Tennessee, being Lot 55, BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, as shown on plat of record in Plat Book 421, Page 16, 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 Charles Ray Blackstock, Executor and Estate of Max Ray Blackstock to Dennis E. Corrieri and wife, Delia T. Corrieri as recorded on the 27th day of March, 2000 in Instrument No. 20000327-0030392 (as to Tract 1); Quitclaim Deed from Donald J. Coode to Delia T. Coode as recorded on the 18th day of March, 1981 in Deed Book 5722, Page 735 (as to Tract 2) and Warranty Deed from Kathie E. Burns to Donald J. Coode and wife, Delia T. Coode as recorded on the 9th day of December, 1976 in Deed Book 5095, Page 365 (as to Tract 2), 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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20120075393 DEEDWARR
Recvd: 10/04/12 11:04 2 pgs
Fees:13.00 Taxes:2072.00
20121004-0090976

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2904 W Linden Avenue and 2902 W Linden Avenue Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2012.

Dennis E. Corrieri

Delia T. Corrieri

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis E. Corrieri and Delia T. Corrieri, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

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