WARRANTY DEED

BILL GARRETT, Davidson County

Trans: T20120082762 DEEDWARR

Recvd: 10/31/12 09:18 2 pgs

Fees: 13.00 Taxes: 1591.00

20121031-0099822

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Christopher S. Bricker and Dana P. Bricker	NEW..OWNER	160-9-1.00
(NAME) 5408 Forest Acres Drive	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **Lea Kristine Haynie, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher S. Bricker and Dana P. Bricker, 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. 86 on the Plan of Section Two, Oak Hill Estates, as of record in Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lea Kristine Haynie by Quit Claim Deed from Michael Lee Haynie, dated August 12, 2010, filed August 18, 2010, in Instrument No. 20100818-0065298, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Michael L. Haynie and wife, Lea K. Haynie, by Warranty Deed from David C. Guth, Jr., and wife, Carol Baldwin Guth, dated December 20, 2002, filed December 26, 2002, in Instrument No. 20021226-0158779, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved X property, known as 5408 Forest Acres Drive, Nashville, TN 37220

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, has 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 our hands this **30th** day of **October, 2012**

Lea Kristine Haynie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Lea Kristine Haynie**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **October, 2012**

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015