WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,900.00

Heather Madison
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JANUARY, 2013.

Tracey Perry
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04979 DURARD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ginna French Durard	same	171030B19300CO
641 Old Hickory Blvd		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL LEE HAYNIE, UNMARRIED*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GINNA FRENCH DURARD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 641 Old Hickory Blvd, Brentwood, TN 37027

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 on the 17th day of January, 2013.

Michael Lee Haynie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL LEE HAYNIE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of January, 2013.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20130006753 DEEDWARR
Recvd: 01/24/13 12:44 2 pgs
Fees:13.00 Taxes:869.13
20130124-0007900

12-04979 DURARD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 133, FIRST REVISION, PHASE ONE, SECTION FOUR, PLAN OF TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 648, 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 to Michael Lee Haynie, a married man by Warranty Deed from Nita Mangum, an unmarried woman, recorded on the 24th day of May, 2010 in Instrument No. 20100524-0039919, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael Lee Haynie, unmarried by Quitclaim Deed from Lea Haynie unmarried recorded on 1-24-13 in Instrument No. 20130124-0007899, in the Register's Office of Davidson County, Tennessee.

*MICHAEL LEE HAYNIE HAVING SINCE DIVORCED. THE PREMISES WAS NEVER THE PRINCIPLE RESIDENCE OF THE GRANTOR'S FORMER SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, PHASE ONE, SECTION FOUR, PLAN OF TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 648, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10126, Page 435 amended in Book 10895, Page 778, Book 10224, Page 683 and Instrument Nos. 2000718-0070558 and 20050705-0076596 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of recorded in Book 10126, Page 486.

f. Charter of Township of Fredericksburg Homeowners Association recorded in Book 10126, Page 430.