WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2013.

_____
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20130046257 DEEDWARR
Recvd: 06/04/13 09:38 2 pgs
Fees:13.00 Taxes:66.60

20130604-0056070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristina L. Wood	Kristina L. Wood	05201017800
(NAME)	(NAME)	
1400 Latimer Lane	1400 Latimer Lane	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Floyd D. Haynes, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRISTINA L. WOOD, HEREINAFTER CALLED THE GRANTEE, HER 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 Lots No. 21 and 22 of Block "G" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 21 and 22 front together 100 feet on the northerly side of Robinwood Avenue and run back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Floyd D. Haynes and wife, Louise B. Haynes by Warranty Deed from Marion C. Harvey, Jr. and wife, Monica W. Harvey which deed is dated January 30, 1976 and recorded kin Book 4996, Page 250, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Floyd D. Haynes by Quitclaim Deed from Louise B. Haynes which deed is dated November 30, 1979 and recorded in Book 5537, Page 862, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013, SUBJECT TO THOSE MATTERS SET FORTH ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION OF RECORD IN BOOK 843, PAGE 7, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO LETTER OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DEPARTMENTS OF CODES AND BUILDING SAFETY OF RECORD AS INSTRUMENT NO. 20121206-0112654, SAID REGISTER'S OFFICE.

The above described property is not the principal residence of the Grantor herein.

unimproved ☐

This is improved ☑ property, known as 253 Robinwood Avenue, Madison, TN 37115
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 my hand this 3rd day of June, 2013.

Floyd D. Haynes

Floyd D. Haynes

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Floyd D. Haynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115