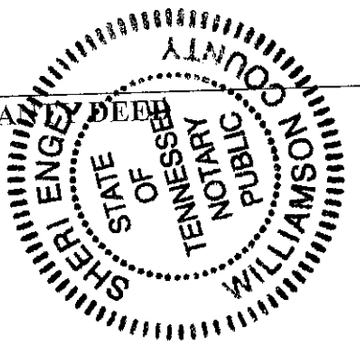


WARRANTY DEED

13-04-020

State of Tennessee)
County of ~~Davidson~~ Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of May, 2013

Notary Public

My Commission Expires: ~~09/09/14~~ 1/11/16 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/04/13 15:09 3 pgs
Fees:18.00 Taxes:471.75
20130604-0056584

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Michael S. Haynes and Brenda C. Haynes	Michael S Haynes	141-6-D-
(NAME) 3315 Harpeth Springs Drive	(NAME) 515 Kloss Ln	96.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Paducah KY 42001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lawrence Ronald Porter, a married man and Jenny L. Porter, his wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael S. Haynes and wife, Brenda C. Haynes**, hereinafter called the Grantee(s), 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. 85 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, said Register's Office, to which said plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Lawrence Ronald Porter, a married man and Jenny L. Porter, his wife by Deed Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated 07/27/2004 of record in Instrument No. 20040806-0094876, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Riverbridge Commuity, of record in Instrument No. 20030205-0016032 and Instrument No. 20050520-0056889, Page , Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved X property known as: **3315 Harpeth Springs Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 31st day of May, 2013.

Lawrence Ronald Porter

Jenny L. Porter

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

