#7192

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31230-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2013. Notary Public My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chris Haynes, Melissa Haynes ~~103 and 105 Page Road~~ 2026 S. Mt. Juliet Rd. ~~Nashville, TN 37205~~ Mt. Juliet TN 37122	new owner	Map and Parcel No.: 130 010 10300 & 10200

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, **D & W Properties, GP, a Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Haynes and Melissa R. Haynes, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 103 and 105 Page Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of June, 2013.

D & W Properties, GP

BY: _____
Ronald D. Dorris, Partner

BY: _____
R. Hilton Wickham, Partner

BILL GARRETT, Davidson County
Trans:T20130059451 DEEDWARR
Recvd: 07/12/13 09:48 2 pgs
Fees:13.00 Taxes:3441.00
20130712-0072178

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ronald D. Dorris and R. Hilton Wickham** 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, and who further acknowledged the they are the **Partners** for **D & W Properties, GP**, the maker or a constituent of the maker and is authorized by the make or by its constituent the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2013.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

My Commission Expires: _____

Notary Public

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "J" on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the westerly side of Page Road and runs back between lines 289.11 feet on the northerly line and 286.08 feet on the southerly line to a dead line measuring 58.52 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "J" on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to D & W Properties, GP, a Tennessee general partnership, by deed from Philip S. Barksdale, Trustee of the Philip S. Barksdale Revocable Trust Under Agreement dated March 31, 1995, appearing as Instrument No. 20130102-0000333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Book 6288, page 463, Register's Office for Davidson County, Tennessee. (Tract 2)
5. Easement for BellSouth Telecommunications of record in Book 11688, page 669, Register's Office for Davidson County, Tennessee.