BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130081350 DEEDWARR
Recvd: 09/19/13 13:58 2 pgs
Fees:13.00 Taxes:2405.00
20130919-0098897

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***650,000.00.

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to before me this 17 day of September, 2013.

Notary Public

My Commission Expires 1-9-16

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Will S. Sims 6413 Jocelyn Hollow Road Nashville, Tennessee 37205	F&M Bank 10 Cadillac Drive Suite 100 Brentwood, Tennessee 37027	MAP 129-03-0 PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty Thousand and 00/100 Dollars ($***650,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Robert Haynes and wife, Katherine Haynes, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Will S. Sims and Emily T. Sims, 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:

BEING Lot No. 31 on the Plan of A Revision of Part of Section I, West Meade Farms, Inc., of record in Plat Book 2330, Page 85, being a Resubdivision of Lots 30, 31 and 32 as of record in Book 1424, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Robert Haynes and wife, Katherine Haynes, by Warranty Deed dated May 17, 2004, from James M. Wolchok and wife, Sandra R. Wolchok, of record as Instrument No. 20040621-0073083 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6413 Jocelyn Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of A Revision of Part of Section I, West Meade Farms, Inc., of record in Book 2330, page 85, being a Resubdivision of Lots 30, 31 and 32 of record in Book 1424, page 47, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 17th day of September, 2013.

Robert Haynes

Katherine Haynes

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 Robert Haynes and Katherine Haynes, the bargainors, 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 this 17th day of September, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY