BILL GARRETT, Davidson County
Trans:T20130089966 DEEDWARR
Recvd: 10/18/13 13:36 2 pgs
Fees:13.00 Taxes:285.55
20131018-0109156

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
R.C. Lamb
6127 N. New Hope Road
Hermitage, TN 37076

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 074-16-0
PARCEL 079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James Henry Haynes and wife, Hazel Delores Haynes,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **R.C. Lamb and wife, Mary Ann Lamb,** 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:

Land in Davidson County, Tennessee, being Lot No. 406, on the Plan of Hermitage Hills, Section Five, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Haynes and wife, Hazel D. Haynes, by Warranty Deed from Ernest C. McBride and wife, Rosemary S. McBride, dated May 2, 1972 and filed of record in Book 4598, Page 559, Register's Office for Davidson County, Tennessee. James H. Haynes and James Henry Haynes are one and the same person. Hazel D. Haynes and Hazel Delores Haynes are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; asements, covenants conditions and all matters and notes as shown on the plan of record in Book 3300, Pages 1 and 2, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **5016 Bonnawell Drive Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs 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 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 our hands this 15th day of October, 2013.

James Henry Haynes

James Henry Haynes

By: Sheila Delores Wardlaw, Attorney in Fact
Sheila Delores Wardlaw, Attorney in Fact

Hazel Delores Haynes

Hazel Delores Haynes

By: Sheila Delores Wardlaw, Attorney in Fact
Sheila Delores Wardlaw, Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 15th day of October, 2013, before me personally appeared Sheila Delores Wardlaw, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of James Henry Haynes and Hazel Delores Haynes, and who acknowledged that she executed the same as the free act and deed of James Henry Haynes and Hazel Delores Haynes.

Witness my hand and official seal this 15th day of October, 2013.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $77,175.00.

AFFIANT

Subscribed and sworn to before me this 15th day of October, 2013.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014