RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-160616

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 11/07/13 07:42 3 pgs
Fees:18.00 Taxes:1361.60
20131107-0115393

W & I Ref:(_____) Title No: 52941
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary Robert Haynes, Jr. Sylvia Dana Haynes 5825 Deer Estates Dr. Nashville, Tn. 37221	Avenue Bank 3823 Cleghorn Ave. Nashville, Tn. 37215

TAX MAP-PARCEL NUMBERS: 155160A16200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$368,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Peggy R. Marshall, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Gary Robert Haynes, Jr. and wife, Sylvia Dana Haynes hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Traceside, Section Seven, of record in Book 9700, Page 423, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry W. Marshall and wife, Peggy R. Marshall by deed from Charles D. Mann, Jr., Successor Trustee of the Volunteer Real Estate Trust u/t/a January 9, 2008, dated December 21, 2012, recorded December 28, 2012 in Instrument No. 20121228-0119891, Register's Office for Davidson County, Tennessee. Jerry W. Marshall having since died on May 22, 2013.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 423, said Register's Office, to which plan reference is hereby made for a more complete description; Landscape Agreement of record in Book 10355, Page 859, said Register's Office; and The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, and By-laws in Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5825 Deer Estates Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of November, 2013.

Peggy R. Marshall

Peggy R. Marshall

State of TENNESSEE

County of DAVIDSON

On this 5th day of November, 2013 , before me the undersigned authority, personally appeared Peggy R. Marshall , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-25-2017

Diane K. Mann

Notary

State of TENNESSEE

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $368,000.00

Krista Spurgin

Affiant

Sworn and subscribed before me this the 5th day of November, 2013

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

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

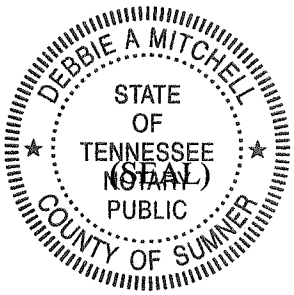
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017