WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Karen Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 9.9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Benjamin F. Haynes	NEW OWNER	Parcel ID:
5817 Vine Ridge Drive		10203003700
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Paul V. Wallace, III and Mark F. Van Sickle, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Benjamin F. Haynes and wife, Deborah J. Haynes

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. 1333, on the Plan of Charlotte Park, Section 17, as of record in Book 3600, Page 21 and 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul V. Wallace, III and Mark F. Van Sickle, both unmarried, by deed from Casey Baker and wife, Tiffany Baker of record in Instrument 20060223-0020995, Register's Office for said County, dated February 21, 2006.

This conveyance is subject to Restrictions of record in Book 3641, Page 150, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 21 and 22, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 612 Continental Drive, Nashville, TN 37209

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 29th day of May, 2014.

Paul V. Wallace, III

Mark F. Van Sickle

BILL GARRETT, Davidson County
Trans:T20140037749 DEEDWARR
Recvd: 05/30/14 10:41 2 pgs
Fees:13.00 Taxes:564.25

20140530-0046532

STATE OF CALIFORNIA
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul V. Wallace, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Auburn, California, this 28 day of May, 2014.

My Commission Expires: 2/5/15

Notary Public

J. A. WILLIAMS
Commission # 1924520
Notary Public - California
Siskiyou County
My Comm. Expires Feb 5, 2015

STATE OF CALIFORNIA
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark F. Vansickle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Auburn, California, this 28 day of May, 2014.

My Commission Expires: 2/5/15

Notary Public

J. A. WILLIAMS
Commission # 1924520
Notary Public - California
Siskiyou County
My Comm. Expires Feb 5, 2015