BILL GARRETT, Davidson County
Trans:T20140074841 DEEDWARR
Recvd: 10/03/14 13:13 2 pgs
Fees:13.00 Taxes:1492.23
20141003-0091799

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1411

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Focus Group of Tennessee, LLC 2301 21st Avenue South Suite 205 Nashville, TN 37212-4947	New Owner	130-05-0-078.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $403,304.49

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Kenneth W. Haynes and Carol A. Haynes, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **The Focus Group of Tennessee, LLC, a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 9, Block "G" on the Plan of 2nd Revised Plan of Highlands of Belle Meade, No. 2, Blocks E, F, G, H & K, of record in Plat Book 1130, page 72, 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 Kenneth W. Haynes and Carol A. Haynes, husband and wife, by Warranty Deed from Elizabeth Caffey, unmarried, dated May 1, 2014, of record in Instrument No. 20140502-0037626, Register's Office for Davidson County, Tennessee.

This is improved property located at: **120 Taggart Avenue, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, 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, Grantor has executed this instrument on this **2nd** day of **October, 2014.**

GRANTOR(S)

Kenneth W. Haynes

Carol A. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth W. Haynes and Carol A. Haynes** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **2nd** day of **October, 2014.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: