BILL GARRETT, Davidson County
Trans:T20140087698 DEEDWARR
Recvd: 11/21/14 08:58 2 pgs
Fees:13.00 Taxes:1942.50
20141121-0107240

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2014. Notary Public My Commission Expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Address New Owner As Follows: Jamie Haymes and Phillip Haymes 345 Harpeth Ridge Drive Nashville, TN 37221	Send Tax Bills To: Mortgage Investors Group 8320 East Walker Springs Ln. Knoxville, TN 37923	Map-Parcel Number: 143060A01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY A. SCHWARTZENBERG AND JENNIFER M. SCHWARTZENBERG, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMIE HAYMES AND PHILLIP HAYMES, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Harpeth Trace Estates, Phase 1, a planned unit development, of record in Book 5200, page 125, Register's Office for said County.

Said Lot No. 11 fronts 42.4 feet on the easterly margin of Harpeth Ridge Drive and extends back between lines 128 feet (straight) on the southerly line and 151.8 feet (broken) on the northerly line to a broken line in the rear, measuring 141.4 feet thereon.

Being the same property conveyed to Jeffrey A. Schwartzenberg and Jennifer M. Schwartzenberg, husband and wife, by deed dated August 6, 2008, from Mark A. Cohen

and wife, Robin S. Cohen, of record in Instrument No. 20080818-0084509, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes which have been paid by Grantors. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, contained in instrument of record in Book 5120, page 208, as amended in Book 5380, page 357, Register's Office for Davidson, Tennessee.

4. Utility permit for detached structure of record in Book 11605, page 339, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: **345 Harpeth Ridge Drive, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors covenant 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, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 7th day of November, 2014.

Jeffrey A. Schwartzenberg

Jennifer M. Schwartzenberg

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Schwartzenberg and Jennifer M. Schwartzenberg, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of November, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016