| THIS INSTRUMENT WAS PREPARED BY<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00.<br>Nancy Enoch<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-16<br>(AFFIX SEAL) |
|---|---|

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Hayden | OWNER | MAP |
| 754 Harpeth Parkway West | | PARCEL 142-14-0-142.00 |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Brandon J. Huinker and Abbie K. Huinker, husband & wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James C. Hayden and wife, Erica R. Hayden**

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. 2 on the Plan of Harpeth Park West of record in Plat Book 4715, Page 16, 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 Brandon J. Huinker and Abbie K. Huinker by Warranty deed from John R. Browning III and Lisa A. Browning, husband and wife of record in Instrument No. 20121217-0115727 Register's Office for Davidson County, Tennessee, dated November 28, 2012 and recorded on December 17, 2012.

Being also known as 754 Harpeth Parkway West Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **754 Harpeth Parkway West, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans: T20150020920 DEEDWARR
Recvd: 03/23/15 11:24 2 pgs
Fees: 13.00 Taxes: 758.50
20150323-0024691

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 hand(s) this the 17 day of March, 2015.

Brandon J. Huinker

Abbie K. Huinker

STATE OF IOWA
COUNTY OF JOHNSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brandon J. Huinker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17 day of March, 2015.

My Commission expires: JULY 31, 2016

Notary Public

GABRIELA ORTIZ
Commission Number 748162
My Commission Expires
JULY 31, 2016

STATE OF IOWA
COUNTY OF JOHNSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Abbie K. Huinker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17 day of March, 2015.

My Commission expires: JULY 31, 2016

Notary Public

GABRIELA ORTIZ
Commission Number 748162
My Commission Expires
JULY 31, 2016