WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150026089 DEEDWARR
Recvd: 04/08/15 10:04 2 pgs
Fees: 13.00 Taxes: 1280.20

20150408-0030793

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES NOVEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/10/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Haynes	NEW OWNER	155-07-0B-036-00-co
(NAME)	(NAME)	
6752 Cold Stream Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cathy Kay Coaker Vickers n/k/a Cathy Kay Coaker Vickers Galloway and Andrea Vickers, as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles Haynes and Shellaine Haynes, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 All of Lot No. 37, on the Plan of Poplar Creek Estates, Phase 5, Section B1 ~~Section B~~, of Record in Plat Book 9700, Page 716, Register's Office for Davidson County, Tennessee, to which plan reference to is hereby made for a more complete and accurate description.

Being the same property conveyed to Cathy Kay Coaker Vickers and Andrea Vickers, as joint tenants with right of survivorship, by QuitClaim Deed from George M. Coaker and wife, Catherine P. Coaker, dated 11/22/2010, recorded 12/21/2010 of record in Instrument No. 20101221-0101585, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 9700, Page 716, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 9472, Page 824, Book 14025, Page 93, Book 11356, Page 662, Book 7964, Page 33, Book 6987, Page 966, Book 6804, Page 536 and Book 662, Page 433, in the Register's Office for Davidson County, Tennessee, together with all

amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Restrictive covenant for Mother-in-Law Apartment of record in Instrument No. 20020806-0094613, in the Register's Office for Davidson County, Tennessee.
Charter for Allen's Green Homeowners Association of record in Book 10480, Page 807, in the Register's Office for Davidson County, Tennessee.
Charter of Poplar Creek Estates Homeowners' Association of record in Book 7120, Page 126, in the Register's Office for Davidson County, Tennessee.
Conveyance of Open Space of record in Instrument No. 20030513-0064544, in the Register's Office for Davidson County, Tennessee.
Plat of Common Area of record in Instrument No. 20010911-0098419, in the Register's for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record..

unimproved ☐

This is improved ☑ property, known as 6752 Cold Stream Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 6th day of April, 2015.

Cathy Kay Coaker Vickers Galloway
(f/k/a Cathy Kay Coaker Vickers)

Andrea Vickers

State of Tennessee
County of Williamson

Personally appeared before me Cathy Kay Coaker Vickers Galloway and Andrea Vickers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2015.

Notary Public
My Commission Expires: 11/6/19

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 01288-25313
SMG TN Warranty Deed