Return to:
Realty Title
206A Cool Springs #106
Franklin TN 37067

BILL GARRETT, Davidson County
Trans:T20150040087 DEEDWARR
Recvd: 05/22/15 12:32 3 pgs
Fees:18.00 Taxes:1258.00
20150522-0047525

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
746986 2015-04987
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Joy Haynes and Michael Haynes	Franklin American Mortgage Co	
3572 Fairmeadows Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Ryan Grace and wife, Lauryn Grace, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to subject property by virtue of her marriage to Ryan Grace,** have this day bargained and sold, and do hereby transfer and convey unto the said **Joy Haynes and Michael Haynes, wife and husband,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE

COUNTY OF Williamson The actual consideration or value whichever is ~~greater,~~ for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me this the 22 day of May, 2015.

Notary Public

My commission expires:
10-18-16

(Affix Seal)

DEBORAH K. LEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

This is improved property known as 3572 Fairmeadows Drive, Nashville, TN 37211.

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 25 day of MARCH, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ryan Grace

Lauryn Grace

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, JAMES S LEVINS, a Notary Public in and for said County and State, Ryan Grace, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of MARCH, 2015.

Notary Public
My Commission Expires: 7/24/17

(This area for official notarial seal)

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, JAMES S LEVINS, a Notary Public in and for said County and State, Lauryn Grace, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of MARCH, 2015.

Notary Public
My Commission Expires: 7/24/17

(This area for official notarial seal)

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

LEGAL DESCRIPTION

EXHIBIT "A"

Being Lot #152 on the Plan of Brookview Forest, Phase 3, Rev 1, as of record in Plat at Instrument 20051025-0128969, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

For information purposes only:

Map/Parcel ID Number: 180040B09400CO

BEING the same property conveyed to Ryan Grace, unmarried by Warranty Deed from Morris Alan Grimes and Melissa C. Grimes, husband and wife, dated March 28, 2013, recorded April 04, 2013, as Document No. 20130404-0033554, Register's Office of Davidson County, Tennessee.