WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires May 6, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karolyn K. Broussard Stephen P. Broussard	New Owner	130010f00200co
(NAME)	(NAME)	
103 B Page Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Chris Haynes and Melissa R. Haynes, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karolyn K. Broussard and Stephen P. Broussard, wife and husband,** 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 Davison County, Tennessee, being Unit 103 B as shown on Exhibit "B" Master Deed of Page Road Townhomes of record in Instrument No. 20130919-0098652 and amended and restated Declaration of Covenants, Conditions and Restrictions for Unit 103 Page Road Townhomes of record in Instrument No. 20150126-0007473. Unit 103 B and Garage 103 B are located on Lot 1 Minor Subdivision Final Plat Revision of Lots 1 and 2 2nd Revision Plan of Highlands of Belle Meade No. 2 Block "J" of record in Instrument No. 20130822-0088728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Chris Haynes and Melissa R. Haynes, husband and wife, by deed of record in Instrument No. 20130712-0072178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 103 B Page Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150054360 DEEDWARR
Recvd: 07/06/15 15:34 2 pgs
Fees:13.00 Taxes:2442.00
20150706-0065345

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 my/our hands this 30th day of June, 2015.

Chris Haynes

Melissa R. Haynes

State of Tennessee
County of

Personally appeared before me Chris Haynes and Melissa R. Haynes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 9502

