This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)

BILL GARRETT, Davidson County
Trans:T20150064716 DEEDWARR
Recvd: 08/05/15 09:36 3 pgs
Fees:18.00 Taxes:869.50
20150805-0077711

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Wayne Reed,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **William J. Haynes, married and Jeffrey C. Lynch, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Section Four, Crieve Hall Estates, of record in Book 2133, page 80, Register's Office for said County.

Said Lot No. 269 fronts 100 feet on the southerly margin of Arrowwood Drive and extends back 202.3 feet on the easterly line and 196.3 feet on the westerly line to a dead line in the rear, measuring 148 feet hereon.

Being the same property conveyed to Wayne Reed by deed from Edward Maywald recorded in Instrument No. 20140129-0008033, Register's Office for Davidson County, Tennessee.

Map & Parcel 146-11-97

This property is known as 521 Arrowwood Drive, Nashville, TN 37220

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 31 day of July, 2015.

Wayne Reed -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Reed, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
William J Haynes et al	New Owner
3621 West End Avenue	
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$235,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 31st day of July, 2015.

Brian Mitchell
Affiant

(Seal)

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

10/18/16