BILL GARRETT, Davidson County
Trans:T20150083174 DEEDWARR
Recvd: 09/30/15 12:19 2 pgs
Fees:13.00 Taxes:777.00
20150930-0099310

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2015.

Notary Public

My commission expires: 3/1/2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael N Haynes **Gina R Haynes**	Pinnacle Bank	**04214009800**
120 S Graycroft Ave	150 3rd Avenue So. #900	
Madison, TN 37115	Nashville, TN 37115	

FOR AND IN 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 ACKNOWLEDGE, WE,

Judith Evelyn Head, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael N Haynes and Gina R Haynes, husband and wife

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:

Being a tract located in the 11th Civil District of said county, and being part of the east part of the F.W. Jones Farm, and described as follow:

Beginning at a point in the center line of an unnamed street, running south from Hall's Lane, the southeast corner of a tract conveyed to Head and wife, by deed of record in Book 1344, page 599, Register's Office for said county; thence north 87.5 deg. west 396.6 feet to a point; thence north 2.75 deg. east 200 feet to a point; thence south 87.5 deg/ east 396.6 feet to the center line of said unnamed street; thence with the center line of the same, south 2.75 deg. west 200 feet to the beginning. Being part of the property conveyed to Bennie Cullom Head and wife, Prudie May Head, by deed from W.R. Thomas and wife, of record in Book 1344, page 599, said Register's Office.

Being the same property conveyed to Judith Evelyn Head by Quitclaim Deed from Evelyn Christine Head, widowed and not remarried, dated 05/31/02 and recorded on 06/05/02 in Instrument No. 20020605-0067851, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 120 S Graycroft Ave, Madison, TN 37115.

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 in 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 hand(s) this 29th day of September, 2015.

Judith Evelyn Head

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Judith Evelyn Head, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2015.

Notary Public

My Commission Expires:_____

