BILL GARRETT, Davidson County
Trans:T20150087247 DEEDWARR
Recvd: 10/13/15 14:28 2 pgs
Fees:13.00 Taxes:425.50
20151013-0104231

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57869
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Clint Haynes 246 Spring Hill Road Mt. Juliet, TN 37122	NEW OWNER

TAX MAP PARCEL NUMBERS: 07115033800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica C. Hale, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clint Haynes** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Benedict Land Co's Subdivision of the Lindsley Tract of record in Book 332, page 40, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jessica C. Hale, unmarried, by Warranty Deed from John M. Thetford, unmarried, dated May 1, 2008 and recorded on May 7, 2008, of record in Inst. NO. 20080507-0047121, Register's Office for Davidson County, Tennessee.

Jon Martin Bates, spouse of Jessica C. Hale, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 40, said Register's Office.

This is improved property, known as 1217 North 2nd Street, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of October, 2015.

Jessica C. Hale **Jon Martin Bates**

State of Tennessee

County of Davidson

On this 9th day of October, 2015, before me the undersigned authority, personally appeared Jessica C. Hale and Jon Martin Bates, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $115,000.00.

Affiant

Sworn and subscribed before me this 9th day of October, 2015.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018