File BOX 8

BILL GARRETT, Davidson County
Trans:T20150101199 DEEDWARR
Recvd: 11/30/15 14:46 3 pgs
Fees:18.00 Taxes:758.50
20151130-0120631

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $205,000.00

Rachel Fan
AFFIANT

Sworn to and subscribed before me this 24th day of November, 2015.

Debbie Mann
NOTARY PUBLIC

My commission expires: October 13, 2018

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

Map & Parcel No. 042 15 0 017.00

Address of New Owner:
Keyren H. Cotter
P.O. Box 155605
Waco, TX 76715

Send Tax Notices To:
Keyren H. Cotter
P.O. Box 155605
Waco, TX 76715

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Constance H. Cannon, Walter Anthony Haynes, Vicki H. Miller, Richard Kelly Haynes, Jr., Cody Alexander Haynes**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keyren H. Cotter, unmarried**, hereinafter referred to as Grantee, his/her heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, particularly shown as an unnumbered tract on the map of Marthonna, not of record, and described as follows:

Beginning at a point in the north margin of Marthonna Road south, formerly Ezell Road south, said point being 275 feet west of the west margin of Ezell Road west, being the southwest corner of Lot No. 104 of Block "C" of said Marthonna Subdivision; thence northerly with the rear line of Lots 93 to 104 of Block "C" of said Subdivision, 300 feet to a point; thence westerly 135 feet to a point; thence southerly 300 feet to the north margin of Marthonna Road south; thence with the margin of the same easterly 135 feet to the point of beginning.

Being the same property conveyed to Robert R. Haynes and wife, Lucille K. Haynes by Warranty Deed Robert F. Stevens and wife, Betty M. Stevens dated November 9, 1995 and recorded November 22, 1995 in Book 9866, Page 691, in said Register's Office for Davidson County, Tennessee. Robert R. Haynes died on February 27, 1999, leaving Lucille K. Haynes, later known as Lucille Elizabeth Glover, as surviving tenant by the entireties. Frank Calvin Glover married Lucille Elizabeth Glover on May 11, 2001. Lucille Elizabeth Glover died on May 23, 2015, leaving Constance H. Cannon, Walter Anthony Haynes, Vicki H. Miller, Richard Kelly Haynes, Jr., Cody Alexander Haynes and Frank Calvin Glover as her heirs at law.

See Affidavits of Heirship recorded contemporaneously herewith.

Being further the same property conveyed to Constance H. Cannon, Walter Anthony Haynes, Vicki H. Miller, each as to a one-fourth (1/4) share, and Richard Kelly Haynes, Jr., Cody Alexander Haynes, each as to a one-eighth (1/8) share, by Quitclaim Deed from Frank Calvin Glover, dated November 20, 2015, and recorded contemporaneously herewith as Instrument No. 20151130 - 0120630, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 505 Vantrease Road, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 2698, page 79, in the Register's Office for Davidson County, Tennessee; and to the 2016 Davidson County property taxes, and those of future years, which are not yet due or payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said Constance H. Cannon, Walter Anthony Haynes, Vicki H. Miller, Richard Kelly Haynes, Jr., Cody Alexander Haynes have hereunto set their signature, this 24th day of November, 2015.

Constance H. Cannon
CONSTANCE H. CANNON

Walter Anthony Haynes
WALTER ANTHONY HAYNES

Vicki H Miller
VICKI H. MILLER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Constance H. Cannon, Walter Anthony Haynes, Vicki H. Miller**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 24th day of November, 2015.

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

My commission expires: _____

NOTARY PUBLIC

Richard Kelly Haynes, Jr.
by his Attorney-in-Fact,
Constance H. Cannon

RICHARD KELLY HAYNES, JR., by his Attorney-in-Fact, Constance H. Cannon

Cody Alexander Haynes
by his Attorney-in-Fact,
Constance H. Cannon

CODY ALEXANDER HAYNES, by his Attorney-in-Fact, Constance H. Cannon

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Constance H. Cannon**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Richard Kelly Haynes, Jr. and Cody Alexander Haynes**, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of **Richard Kelly Haynes, Jr. and Cody Alexander Haynes**, for the purposes therein contained.

Witness my hand and seal of office at office, this 24th day of November, 2015.

WAYNE THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

My Commission Expires: _____

NOTARY PUBLIC

Powers of Attorney recorded contemporaneously herewith as Instrument No. 20151130-0120628, and Instrument No. 20151130-0120629, in the Register's Office for Davidson County, Tenenssee.

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return to:

Wilkins & Ivey
104 Woodmont Blvd. Ste. 100
Nashville, TN 37205