THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115894** BILL GARRETT, Davidson County Trans:T20150102686 DEEDWARR Recvd: 12/04/15 10:51 2 pgs Fees:13.00 Taxes:573.50 20151204-0122329	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah Haynes, Benjamin F. Haynes and Benjamin A. Haynes 6304 FREEDOM DR Nashville TN 37209-1723	New Owner	Tax Parcel ID No. 09012002900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Dorlos Marie Mills by Lori Hargrove, Executrix** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Haynes and Benjamin F. Haynes, wife and husband and Benjamin A. Haynes, unmarried, as joint tenants with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a parcel previously reserved for an alley on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Pages 22 and 23, changed to Building Lot No. 189 on said plan by instrument of record in Book 4099, Page 733, Register's Office for Davidson County, Tennessee.

Said Lot No. 189 fronts 70 feet on the Northeasterly side of Freedom Drive, and extends back 153.3 feet on the Northwesterly line and 165.2 feet on the Southeasterly line, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed by Warranty Deed from Gerald Francis Lee and wife, Judith L. Lee to Hubert C. Mills and wife, Dorlos Marie Mills, as recorded on the 16th day of July, 1969 in Deed Book 4351, Page 129, in the Register's Office of Davidson County, Tennessee. Hubert C. Mills predeceased Dorlos Marie Mills. Hubert C. Mills having since died on March 9, 2009 and his interest in said property transferred to Dorlos Marie Mills upon his death. Dorlos Marie Mills having since died on March 13, 2014. Last Will and Testament of Dorlos Marie Mills filed in Probate Case No. 14P-531 in the Seventh Circuit Court of Davidson County, Tennessee. Said Will having named Lori Hargrove as Executrix of the Estate of Dorlos Marie Mills. Said Last Will and Testament specifically authorizes the Executrix the right to convey real estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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(c).

This is improved property located at 6304 FREEDOM DR Nashville TN 37209-1723

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2015.

Estate of Dorlos Marie Mills

Lori Hargrove executrix

By: Lori Hargrove, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Hargrove with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Dorlos Marie Mills, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of December, 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

