WARRANTY DEED

KAREN MCCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: ~~August~~ March 23, 2019 (AFFIX SEAL)

G-VRES-16-1120-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Cotton Havell, III and Kathlene McDonald Payne	NEW OWNER	
(NAME)	(NAME)	
1120 Haysboro Avenue	1120 HAYSBORO AVE.	**061-04-0109.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1406	NASHVILLE, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID DORRIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS COTTON HAVELL, III, A SINGLE MAN AND KATHLENE MCDONALD PAYNE, A SINGLE WOMAN** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 and the Westerly 4 feet of Lot No. 10 on the Map of Hayesboro Estates, not of record, described as follows:

Beginning on the Southerly Margin of Hayesboro Road at a point 191 feet West of the Northwest corner of the property Conveyed to W.J. Dodson and wife, by Deed from Arcena R. Timberlake, et al., of record in Book 808, Page 183, Register's Office for said County; thence with the Southerly margin of said Road, Westwardly 69 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Southwardly 202.2 feet; thence Eastwardly 69 feet; thence Northwardly 202.2 feet to the Beginning.

Being the same property conveyed to Steven M. McHone, married by Quitclaim deed from Jean L. McHone of record in Instrument No. 20090826-0080349 Register's Office for Davidson County, Tennessee, dated October 17, 2007 and recorded on August 26, 2009.

Being the same property conveyed to Carol McHone by Quitclaim deed from Jean L. McHone of record in Instrument No. 20141103-0101453 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on November 03, 2014 and Affidavit of Heirship recorded on September 28, 2015 in Instrument No. 20150928-0098474.

Being the same property conveyed to Carol McHone by Quitclaim deed from Carol McHone, Gary McHone and Dawn Dedmon of record in Instrument No. 20150928-0098475 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 28, 2015.

Being the same property conveyed to David Dorris, married by Warranty deed from Carol McHone, unmarried of record in Instrument No. 20150928-0098476 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.

The above described property was investment property for the grantor and has never been his principal marital residence.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1120 Haysboro Avenue , Nashville, Tennessee 37216-1406**.

BILL GARRETT, Davidson County
Trans:T20160031441 DEEDWARR
Recvd: 04/18/16 13:10 2 pgs
Fees:13.00 Taxes:995.30
20160418-0037146

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 15th DAY OF APRIL, 2016.

David Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212