WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/16 08:30 2 pgs
Fees:13.00 Taxes:370.00
20160506-0044850

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $100,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2016

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeremy Kelton Deep River Development	SAME	09110016200
2520 Meridian Blvd Suite 350		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen L. Haines and wife, Karon J. Haines,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Deep River Development, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Lot Nos. 39 and 40 in the Division of B.F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for said County.

Said Lot No. 15, which is a corner lot, fronts 50 feet on the northerly margin of Robertson Street, also known as Robertson Avenue, *and fronts 150 feet on the easterly margin of Ethel Street, and extends back 50 feet on the southerly line and 150 feet on the westerly line to a point of intersection.

Being the same property conveyed to Stephen L. Haines and wife, Karon J. Haines from Ben B. Doubleday, Jr., by Warranty Deed on April 26, 1988, of record in Book 7528, Page 206, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $701.11 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09110016200, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5822 Robertson Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 29, 2016.

Karon Haines

Stephen Haines

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen L. Haines and wife, Karon J. Haines** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 29, 2016

My commission expires 8/5/19

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.