AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041118 DEEDWARR
Recvd: 05/17/16 10:14 2 pgs
Fees:13.00 Taxes:947.20

20160517-0049023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

D. Shea Kor
Affiant

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires April 6, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

O-VRES-16-4505-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)
William J. Haynes, III.	Synovus Mortgage Corp	
(NAME)	(NAME)	
4505 Harding Pike #182	2204 Lakeshore Dr. Ste 325	116-03-0B-182.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-2124	Birmingham, AL. 35209	
(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, **JOHN LEBOLT AND WIFE, LYNN LEBOLT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM J. HAYNES, III.,** 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:

A certain condominium Apartment in Davidson County, Tennessee, being Unit No. 182 on the plan of Royal Oaks Apartments, a Condominium, of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John LeBolt and wife, Lynn LeBolt by Warranty deed from Sara Dempsey Duggan, Executrix of the Estate of Marilyn M. Fletcher Vaughn, deceased of record in Instrument No. 20061031-0135296 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 31, 2006.

This conveyance is subject to:
- Taxes for the year 2016, a lien, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5282, Page 972 and Book 5282, page 992, Register's Office for Davidson County, Tennessee;
- Easement of record in Book 5144, Page 244 and Book 4660, Page 59, in the Register's Office for Davidson County, Tennessee;
- Easements and reservations contained in Deed of record in Book 4744, Page 370, modified in Book 4978, Page 524 and in Book 4978, Page 524, in the Register's Office for Davidson County, Tennessee;
- Easement of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee;
- Easement for sanitary sewer of record in Book 3347, Page 188, in the Register's Office for Davidson County, Tennessee;
- Easement for sanitary sewers and/or storm drainage of record in Book 4835, Page 964, in the Register's Office for Davidson County, Tennessee;
- Easement for Driveway of record in Book 4668, Page 986, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewers of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee;
- Homeowner's Association Charter of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike #182, Nashville, Tennessee 37205-2124**.

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 13th DAY OF MAY, 2016.

John LeBolt

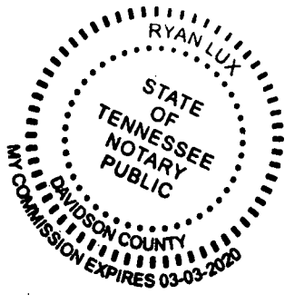
Lynn LeBolt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LEBOLT, 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 13th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

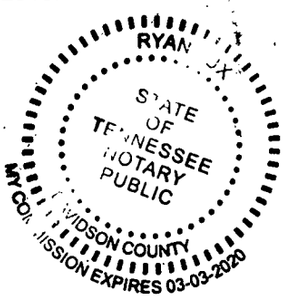


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN LEBOLT, 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 13th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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