# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/16 10:08 2 pgs
Fees:13.00 Taxes:795.50
20160606-0056592

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $215,000.00.

Affiant

Subscribed and sworn to before me this 15 day of June, 2016

Notary Public
My Commission expires: 8/5/18
(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: |
|---|---|---|
| Alphonzo D Gaines Jr. | Caliber Home Loans, Inc. | 09502006200 |
| 255 Barker Road | 3701 Regent Blvd, Suite 200 | |
| Nashville, TN 37214 | Irving, TX 75063 | |

**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, **Christy Pruitt Haynes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alphonzo D Gaines Jr and wife, Stephanie M. Pruitt-Gaines.**, 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. 26 on the Plan of Walnut Grove, of record in Book 2133, Page 87, said Register's Office, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Christy Pruitt Haynes from Karlton George Fredebeil and LaBecca Fredebeil Hail, Co-Executors of the Estate of Karl George Fredebeil by Warranty Deed on October 1, 2008, of record in Instrument Number 20081003-0100693, 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 $2,045.76 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09502006200, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as: **255 Barker Road, Nashville, TN 37214**

**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 June 1, 2016.

**Christy Pruitt Haynes**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christy Pruitt Haynes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2016

My commission expires 8/5/18

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.