WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

R-VRES-16-02111-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)
Timothy A. Fausch and Debra L. Fausch		
(NAME)	(NAME)	**072-08-0-087.00**
2111 Geneiva Drive		
(ADDRESS)	(ADDRESS)	
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, **HAROLD T. HAYWOOD AND SHERRY S HAYWOOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY A. FAUSCH AND DEBRA L. FAUSCH, HUSBAND AND WIFE,** 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. 21 on the Plan of Geneiva Heights, of record in Plat Book 2083, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 114.07 feet on the Northerly side of Geneiva Drive, and runs back 152 feet on the easterly line and 160,61 feet on the Westerly line, to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to Harold T. Haywood and wife, Sherry S. Haywood by Warranty deed from Jerry Witherington, unmarried Robert Taylor Jr., married of record in Instrument No. 20040722-0087629 Register's Office for Davidson County, Tennessee, dated July 21, 2004 and recorded on July 22, 2004.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 2083, Page 65, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2204, Page 601, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Company of record in Book 769, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement for TVA of record in Book 1334, Page 47, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to City of Nashville, Waterworks Department for Water Mains of record in Book 2245, Page 549, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 2249, Page 14, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2111 Geneiva Drive, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20160077588 DEEDWARR
Recvd: 09/06/16 09:42 2 pgs
Fees:13.00 Taxes:832.50
20160906-0093062

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2016.

Harold T. Haywood

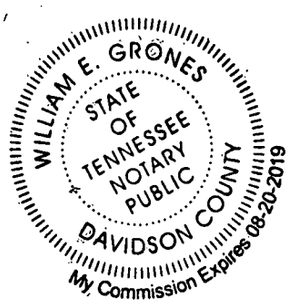
Sherry S Haywood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD T. HAYWOOD, 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 31st of August, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY S HAYWOOD, 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 31st of August, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212