THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Sept, 2016 Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Madden and Travis Gregory Jenkins	NEW OWNER	
6304 Freedom Drive		09012002900
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Deborah Haynes and husband, Benjamin F. Haynes and Benjamin A. Haynes, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bethany Madden and Travis Gregory Jenkins, both unmarried, as joint tenants with right of survivorship,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel previously reserved for an alley on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Pages 22 and 23, changed to Building Lot No. 189 on said plan by instrument of record in Book 4099, Page 733, Register's Office for Davidson County, Tennessee.

Said Lot No. 189 fronts 70 feet on the Northeasterly side of Freedom Drive, and extends back 153.3 feet on the Northwesterly line and 165.2 feet on the Southeasterly line, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to Deborah Haynes and Benjamin F. Haynes, wife and husband and Benjamin A. Haynes by Warranty deed from Estate of Dorlos Marie Mills by Lori Hargrove, Executrix of record in Instrument No. 20151204-0122329 Register's Office for Davidson County, Tennessee, dated December 01, 2015 and recorded on December 04, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6304 Freedom Drive, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20160077838 DEEDWARR
Recvd: 09/06/16 12:39 2 pgs
Fees:13.00 Taxes:1202.50
20160906-0093367

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 31st day of August, 2016.

Deborah Haynes

Benjamin F. Haynes

Benjamin A. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Haynes, Benjamin F. Haynes and Benjamin A. Haynes,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE