WARRANTY DEED

TRUDY STAFFORD
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

State of TENNESSEE

County of MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 5/13/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 540 Heritage Pointe Dr., Suite A, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Haynes Benjamin Haynes	Deborah Haynes	9-16-19.00
(NAME)	(NAME)	
514 Scholarship Drive	514 Scholarship Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Erika Blake,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deborah Haynes and Benjamin Haynes,** 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:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot 366 on the map of Charlotte Park, Section V, as of record in Book 2663, pages 111 and 112, Register's Officer for said County, and more particularly described as follows:

Said Lot No. 366 fronts 80.00 feet on the northeasterly side of Scholarship Drive and extends back 145.2 feet on the northwesterly line and 148.7 feet on the southeasterly line, to a line in the rear on which it measures 75.7 feet.

Being the same property conveyed to Michael Blake, Executor from Nellie Walsh and Nora Walsh by Last Will and Testament dated the 19th day of April, 1988 of record in Book 176, Page 412-413, in the Register's Office for Davidson County, Tennessee.

Michael Blake died on May 2, 2010 intestate. His sole heir referred to in Affidavit of Heirship filed of record on October 17, 2016 in Instrument No. 20161017-0109259, Register's Office for Davidson County, Tennessee is Erika Blake.

unimproved ☐

This is improved ☑ property, known as 514 Scholarship Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160094520 DEEDWARR
Recvd: 10/26/16 10:55 2 pgs
Fees:13.00 Taxes:740.00
20161026-0113100

Witness my/our hands this 24th day of October, 2016.

Erica Blake
Erika Blake

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Erika Blake, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of October, 2016.

Trudy Stafford
Notary Public Trudy Stafford
My Commission Expires: 5/13/19

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2016077