Return To: 16-0547
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160106343 DEEDWARR
Recvd: 12/02/16 14:51 2 pgs
Fees:13.00 Taxes:647.50
20161202-0126893

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $175,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2016.

Notary Public
My commission expires: 9-6-20

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David W. Ferrara 518 Moncrief Ave Goodlettsville, TN 37072	Origin Bank 1800 Hudson Lane Suite 2A Monroe, LA 71201	025-03-0-004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES F. HAYNES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID W. FERRARA, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 69 on the unrecorded Plat of the Second Revision of the Moncrief Subdivision of the Northern part of the Allen Mathes lands at Goodlettsville.

Said Lot No. 69 fronts 100.9 feet on the West side of Moncrief Avenue, and runs back on its North line South 61 degrees 46' East 785.5 feet, and runs back on its South line, South 61 degrees 46' East 722 feet, and measures 123.4 feet on its rear line.

Being the same property conveyed to Leona A. Haynes, a widow by Warranty deed from Jack Hopper and wife, Mary F. Hopper of record in Book 3501, page 233, Register's Office for Davidson County, Tennessee, dated January 12, 1963 and recorded on January 15, 1963.

The said Leona Moyers f/k/a Leona A. Haynes having since died on January 23, 2014, leaving the property to her only surviving heir, James F. Haynes, as stated in heirship affidavit, Instrument Number 20161202-0126891 Register's Office for Davidson County, Tennessee, dated _____ and recorded 20161202-0126892 and Instrument Number _____, Register's Office for Davidson County, Tennessee, dated _____ and recorded _____.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 518 Moncrief Ave, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors,

assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of November, 2016.

James F. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY