WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File No.: ALW-16-753

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNWOOD ROW, G.P.	NEW OWNER	105-06-0-177.00
(NAME)	(NAME)	
513 3RD AVE S		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **OCIE OLA HAYNES, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LYNWOOD ROW, G.P.**, hereinafter called the Grantee(s), their heirs 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. 11 on the Plan of Highland Gardens Lots, as of record in Book 57, Page 118, described according to a survey of Barge, Waggoner and Sumner, Engineers as follows:

Said Lot fronts 48 feet on the South side of Lynwood Avenue and extends back between parallel lines 135.2 feet to an alley.

Being the same property conveyed to Winn Brothers Engineering Company, A Tennessee Corporation by Warranty Deed from Ocie Ola Haynes, (Divorced), recorded on the 11th day of August, 1970 in Deed Book 4437, Page 608, in the Register's Office of Davidson County, Tennessee.

ALSO DESCRIBED AS:
Being Units A & B, HOMES AT 753 LYNWOOD DRIVE, as shown on the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20161229-0136902 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 753 Lynnwood Boulevard, Nashville, TN 37210
(House Number) (Street) (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 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:T20170002161 DEEDWARR
Recvd: 01/09/17 14:45 2 pgs
Fees:13.00 Taxes:1202.50
20170109-0002443

Witness my/our hand(s) this 23 day of December, 2016.

Ocie Ola Haynes

Ocie Ola Haynes

STATE OF GEORGIA
COUNTY OF Rockdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ocie Ola Haynes, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of December, 2016.

Samuel C Henry

Notary Public Samuel C Henry
My Commission Expires: 11-30-2017



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171