WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Debbie A. Madaway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2017.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Clay Gaines Jr.	Mortgage Investors Group	064 02 0 072.00
(NAME)	(NAME)	
407 Rolling Mill Road	8320 E Walker Springs Ln, Ste 200	Davidson County DEEDWARR Recvd: 02/13/17 15:32 3 pgs Fees:18.00 Taxes:1683.50 **20170213-0015066**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	
(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, we, **Jon Hazelip and wife, Carolyn Hazelip**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bobby Clay Gaines Jr. and Ginger McIntosh Gaines, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a parcel of land or easement designated as "Reserved for Drainage" and located between Lots Nos. 212 and 213 on the plan of Reserved Parcel, Brandywine Farms, Section 12, of record in Book 5190, Page 576, Register's Office for Davidson County, Tennessee to which Plan reference is made for a more complete description.

Said parcel or easement fronts 359.42 feet on the northerly side of Rolling Milll Road, and extends back 285.45 feet on the westerly line and 283.49 feet on the easterly Line, to a broken line in the rear In which it measures 269.74 feet.

Being the same property conveyed to Jon Hazelip and wife, Carolyn Hazelip by Deed from Maxie O. Patton, Trustee, dated 02/28/2001, recorded 03/05/2001, of record in Instrument No. 20010305-0020242, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Book 5190, Page 576; Covenants, conditions, easements and restrictions of record in Book 3816, Page 544, Book 3843, Page 951, Book 3886, Page 720, Book 6371, Page 372, Book 6691, Page 977, Book 9027, Page 222, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 4728, Page 568, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and

any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin and Easement Contract of record in Book 10831, Page 186, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 407 Rolling Mill Road, Old Hickory, TN 37138

(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 GRANTEE(S), 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), 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 9th day of February, 2017.

Jon Hazelip

Carolyn Hazelip

State of Tennessee
County of Wilson

Personally appeared before me Jon Hazelip and Carolyn Hazelip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMBO COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

