ADDRESS NEW OWNER: Benjamin F. Haynes
Deborah J. Haynes
5817 Vine Ridge Drive
Nashville, TN 37205

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 115-2-37.00

BILL GARRETT, Davidson County
Trans:T20170030477 DEEDWARR
Recvd: 04/11/17 11:05 2 pgs
Fees:13.00 Taxes:1202.50
20170411-0035316

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary Beth Riggins, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Benjamin F. Haynes and Deborah J. Haynes, husband and wife, and Benjamin A. Haynes, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 8th Civil District of said County and State, being Lot No. 124 on the Plan of Crest Meade, Section "A" of record in Book 2330, Page 154, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Davidson Road at the comer of Lots Nos. 124 and 125; thence Easterly, with a said Road 141.4 feet to a monument; thence with a curve in a Northeasterly direction 39.3 feet to a monument in the Westerly margin of Shiloh Drive; thence with said Drive, Northerly 109.9 feet to the comer of Lots Nos. 124 and 139; thence with the line between said lots, Westerly 160.9 feet to the comer of Lots Nos. 124 and 125; thence with the line between said lots, Southerly 110 feet to the point of beginning.

Being the same property conveyed to Mary Beth Riggins from Code Willis Riggins by Quitclaim Deed recorded on November 15, 2010, in Instrument No. 20101115-0091367, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1200 Davidson Drive, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) All matters appearing on the Plan of record in Book 2330, Page 154, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2794, Page 323 and Book 6056, Page 992, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of April 2017.

Mary Beth Riggins

Mary Beth Riggins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Beth Riggins, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of April 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

Benjamin K. Haynes

Affiant

Subscribed and sworn before me this 10th day of April 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 1703K095