BILL GARRETT, Davidson County
Trans:T20170042323 DEEDWARR
Recvd: 05/18/17 10:22 2 pgs
Fees:13.00 Taxes:980.50
20170518-0049317

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37480

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2017.

Notary Public
My commission expires:

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

07-1704-86658

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kathleen Haynes 940 Harpeth Bend Drive Nashville TN 37221	New Owner	156-05-0-013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Dale Scott, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William H. Haynes, Jr. and Mary K. Haynes, husband and wife**, hereinafter called the Grantees, their successors and 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 Lot No. 783, on the Plan of Section Four, First Addition, Harpeth Woods, of record in Book 5200, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Dale Scott, unmarried by deed from Kermit C. Threet, Jr. and wife, Sherry Kim Threet, dated July 22, 1992, recorded July 23, 1992, of record in Book 8682, Page 593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 940 Harpeth Bend Drive, Nashville, TN 37221.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 16th day of May, 2017.

Michael Dale Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Dale Scott**, 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 in Franklin, TN, this 16 day of May, 2017.

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020