THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23425

Prepared by
Mail Tax Bill & Return to:
[illegible] Title, Inc.
[illegible] Rd., Ste 203-A

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 367,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170063236 DEEDWARR
Recvd: 07/24/17 13:56 2 pgs
Fees: 13.00 Taxes: 1359.75

20170724-0074610

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan M. Cange	New Owner	
514 Scholarship Drive		090-16-0-019.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Deborah Haynes, married, and Benjamin Haynes, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan M. Cange,** unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 366 on the Plan of Charlotte Park Section 5 of record in Plat Book 2663, Pages 111 and 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 366 fronts 80.00 feet on the Northeasterly side of Scholarship Drive and extends back 145.2 feet on the Northwesterly line and 148.7 feet on the Southeasterly line, to a line in the rear on which it measures 75.7 feet.

Being the same property conveyed to Nora Walsh and Nellie Walsh, both unmarried by warranty deed from R. B. Baliew and wife, Daisy B. Baliew of record in Book 3069, page 279, Register's Office for Davidson County, Tennessee, dated 04/28/1960 and recorded on 05/04/1960. The said Nellie Walsh and Nora Walsh are now deceased, and by Wills of record in Will Book 176, Pages 412 and 413, in the Probate Clerk's Office for Davidson County, Tennessee, devised their interests in this property to Michael Blake. Per Affidavits of Heirship in Instrument No. 20161007-0106467, and Instrument No. 20161017-0109259, in the Register's Office for Davidson County, Tennessee, Michael Blake died intestate on May 02, 2010. leaving Erika Blake as his sole heir at law.
Being the same property conveyed to Deborah Haynes and Benjamin Haynes by Warranty deed from Erika Blake of record in Instrument No. 20161026-0113100 Register's Office for Davidson County, Tennessee, dated October 24, 2016 and recorded on October 26, 2016.

Benjamin Floyd Haynes joins in the execution of this instrument to convey his interest in the property as spouse of Deborah Haynes to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **514 Scholarship Drive, Nashville, TN 37209.**

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 GRANTEES 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 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 our hands this the 17th day of July, 2017.

Deborah Haynes

Benjamin Haynes

Benjamin Floyd Haynes
(spouse of Deborah Haynes)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Haynes **and husband,** Benjamin Floyd Haynes, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of July, 2017.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 1-6-20

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Haynes,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of July, 2017.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 1-6-20

Notary Public