THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114535** Bill Garrett Davidson County Batch# 54910 **DEEDWARR** 02/05/2018 11:13:57 AM 2 pgs Fees: $13.00 Taxes: $1,433.75 20180205-0011379	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,500.00. Affiant Subscribed and sworn to before me, this 2nd day of February, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Gregory R. Haynes, Jr. and Molly C. Haynes 5209 ILLINOIS AVE Nashville TN 37209-2111	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09111038900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily Lamb and Travis Lamb, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory R. Haynes, Jr. and Molly C. Haynes, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1116 and the Easterly 15.0 feet of Lot No. 1118, Block No. 162, on the Plan of Plan No. 1, West Nashville, of record in Book 57, Pages 74 & 75, Register's Office for said County.

Said Lot No. 1116 and the Easterly 15.0 feet of Lot No. 1118 front together 40.0 feet on the Southerly side of Illinois Avenue and run back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Emily Lamb and husband, Travis Lamb by Warranty Deed from Mark A. Hayes and wife, Dawn M. Hayes, recorded on the 29th day of March, 2012 in Instrument No. 20120329-0026586, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 & 75.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Property Modifications recorded at Instrument No. 20080826-0087517.

This is improved property located at 5209 ILLINOIS AVE Nashville TN 37209-2111

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of February, 2018.

Emily Lamb

Travis Lamb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Lamb and Travis Lamb, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 2018.

Notary Public

My Commission Expires: _____

