Bill Garrett Davidson County
Batch# 61804 DEEDWARR
02/23/2018 10:08:48 AM 2 pgs
Fees: $13.00 Taxes: $976.80
20180223-0017270

Warranty Deed

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $264,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of February, 2018. Notary Public My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Grace Walsh Paul Douglas Crossley	**Bank of Tennessee** **301 E. Center Street** **Kingsport, TN 37660**	
1809 Rosebank Avenue		073-13-0-171.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE L. HAYNES, JR., MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH GRACE WALSH AND PAUL DOUGLAS CROSSLEY, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 5 on the Plan of Henderson Gardens, Section 1 of record in Book 2900, Page 75, 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. 5 fronts 88.0 feet on the southeasterly margin of Rosebank Avenue and extends back between lines measuring 162.00 feet on the northeasterly side and 125.9 feet on the southwesterly side to a dead line in the rear on which it measures 72.6 feet.

Being the same property conveyed to George L. Haynes and Wife, Margaret G. Haynes by Warranty Deed from Harlan Construction Company, Inc., which deed is dated August 30,1960, and recorded in Book 3128, Page(s) 203 and 204, Register's Office for Davidson County, Tennessee. The said George L. Haynes having since died on December 19,1991 and the said Margaret G. Haynes having since died on July 15, 2009, leaving the said George L. Haynes, Jr., their only heir-at-law.

Being the same property conveyed to George L. Haynes, Jr. by Quitclaim Deed from George L. Haynes, Jr., the only heir-at-law of George L. Haynes and wife, Margaret G. Haynes, both deceased of record in Instrument No. 20140714-0061586, Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 14, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1809 Rosebank Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2018.

George L. Haynes, Jr.

George L. Haynes, Jr.

Gena Haynes, spouse of George L. Haynes, Jr. joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Gena Haynes

Gena Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George L. Haynes, Jr. and Gena Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021