THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24584

Bill Garrett Davidson County
Batch# 76031 **DEEDWARR**
04/03/2018 03:32:04 PM 2 pgs
Fees: $13.00 Taxes: $2,062.38

20180403-0031336

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 557,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott McGilberry	new owners	MAP
1200 Davidson Rd.		PARCEL 115-02-0-037.00
Nashville, TN 37205		
(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, **Benjamin F. Haynes and Deborah J. Haynes, husband and wife, and Benjamin A. Haynes, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott McGilberry and Leslie McGilberry, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 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 corner of Lot Nos. 124 and 125; thence Easterly, with 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 corner of Lot Nos. 124 and 139; thence with the line between said lots, Westerly 160.9 feet to the corner of Lot 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 Benjamin F. Haynes and Deborah J. Haynes, husband and wife, and Benjamin A. Haynes, unmarried by Warranty Deed from Mary Beth Riggins of record in Instrument No. 20170411-0035316 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 11, 2017.

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 () UNIMPROVED

(X) IMPROVED property known as **1200 Davidson Rd., Nashville, TN 37205.**

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 hand(s) this the 29th day of March, 2018.

Benjamin F. Haynes

Deborah J. Haynes

Benjamin A. 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 **Benjamin F. Haynes and Deborah . 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 29th day of March, 2018.

My Commission expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 A. 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 of the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2018.

My Commission expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public