Bill Garrett Davidson County
Batch# 76713 DEEDWARR
04/05/2018 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180405-0032241

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

M-RR-18-1135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicolas Haynes and Jane Woodard-Haynes	Legacy Mutual Mortgage	
(NAME) **1135 Harold Drive**	(NAME) 3503 Paesanos Parkway	**107-13-0-023.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEELEY ALANNA PUNCOCHAR FKA NKA KEELEY CAVERNO, AND SPOUSE KATELYN CAVERNO,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NICOLAS HAYNES AND JANE WOODARD-HAYNES, A MARRIED COUPLE,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 3 on the Plan of Patricia Heights, Section I of record in Plat Book 2331, Page (s) 130 and 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keeley Alanna Puncochar, married by Quitclaim Deed from Keeley Reed, a single woman (n/k/a Keeley Alanna Puncochar) of record in Instrument No. 20120405-0029366 Register's Office for Davidson County, Tennessee, dated March 26, 2012 and recorded on April 05, 2012.

The said Keeley Puncochar having since married and now being known as Keeley Caverno.

NOTE: THE SAID KATELYN CAVERNO JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2331, Page (s) 130 and 131, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 519, amended in Book 6034, Page 421, Book 6067, Page 762 and Book 6887, Page 605, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20030813-0116183, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1135 Harold Drive, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th DAY OF APRIL, 2018.

Keeley Caverno

Keeley Alanna Puncochar nka Keeley Caverno

Katelyn Caverno by Keeley Caverno, Attorney-in-Fact

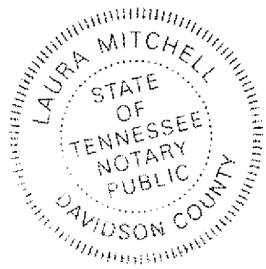
Katelyn Caverno by Keeley Caverno, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEELEY ALANNA PUNCOCHAR nka KEELEY CAVERNO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

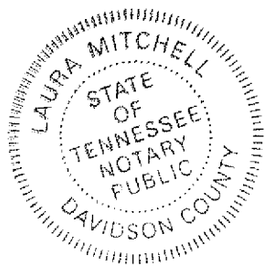


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEELEY CAVERNO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATELYN CAVERNO, and who acknowledged she executed the same as the free act and deed of the said KATELYN CAVERNO.

Witness my hand and official seal, this the 5th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

