This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2018-031

Bill Garrett Davidson County
Batch# 81987 **DEEDWARR**
04/17/2018 03:34:41 PM 2 pgs
Fees: $13.00 Taxes: $407.00

20180417-0036240

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Vikas Jain	(NAME) Same as new owner	Map & Parcel 093-16-0-221.00
(STREET ADDRESS) 9547 Sanctuary Place	(STREET ADDRESS)	Map & Parcel 093-16-0-220.00
(CITY) (STATE) (ZIP) Brentwood TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **KENNETH CLAY HAYNES, a married person,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **VIKAS JAIN and RINKI JAIN, husband and wife,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1: Land in Davidson County, Tennessee, being Lot **No. 282** on the Plan of Maury and Claiborne's Addition to South Nashville of record in Book 21, pages 84 and 85, Register's Office, Davidson County, Tennessee, described as follows: Said Lot No. 282 fronts 35 feet on the northerly side of Robertson Street and runs back between parallel lines 165 feet to an alley.

Tract 2: Land in Davidson County, Tennessee, being Lot **No. 281** on the Plan of Maury and Claiborne's Addition to South Nashville of record in Book 21, pages 84 and 85, Register's Office, Davidson County, Tennessee, described as follows: Said Lot No. 281 fronts 35 feet on the northerly side of Robertson Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Kenneth Clay Haynes, a married person, by deed from Oak Tree Partners, LLC, a Tennessee limited company, of record in Instrument # 20180417-0036239., Register's Office, Davidson County, Tennessee

STATE OFTENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $110,000.00.

Subscribed and sworn to before me this the 12TH day of April, 2018.

Affiant

Notary Public

My commission expires: September 7, 2021

MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is Improved property known as 60 Robertson Street and 62 Robertson Street, Nashville, Davidson County, Tennessee, and is not the residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of

said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 12TH day of April, 2018.

By: _____
Kenneth Clay Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **Kenneth Clay Haynes,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12TH day of April, 2018.

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 7/5/2021

Encumbrances

1. 2018 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Maury and Claiborne's Addition to South Nashville of record in Book 21, pages 84 and 85, Register's Office, Davidson County, Tennessee