This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-4685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,750.00

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2019

Notary Public
My Commission Expires: 3/8/2021

Karen Johnson Davidson County
Batch# 254286 DEEDWARR
07/10/2019 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,760.28
20190710-0066953

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Focus Builders, LLC 2002 Richard Jones Road, Suite C304 Nashville, TN 37215	New Owner	132-09-0-087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenneth W. Haynes and Carol A. Haynes, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Focus Builders, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, being the south 141 feet of Lot No. 13 on the Map of the Re-Subdivision of certain Lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 141 feet on the easterly side of Soper Avenue and runs back between parallel lines, along the northerly line of Lot No. 39, 142.5 feet (erroneously referred to as Lot 3 in prior conveyance), to the west line of Lot No. 14, together with a 15 foot easement for a water main on the westerly 15 feet of the northerly 144 feet of Lot No. 13, as retained in the deed from Georgia L. Coles and J.T. Coles, Jr., to Carl J. Batson and wife of record in Book 1422, page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth W. Haynes and Carol A. Haynes, husband and wife by Warranty Deed from Ronald Wayne Baker and Judy Marie Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 20, 2017, as to one-half (1/2) interest and Amy Johnson Manzanares, successor Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017, as to a one-half (1/2) interest, of record in Instrument No. 20180629-0063294, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4402 Soper Avenue, Nashville, TN 37204

201907100066953

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2019.

GRANTOR:

Kenneth W. Haynes

Kenneth W. Haynes

Carol A. Haynes

Carol A. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth W. Haynes and Carol A. Haynes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

