Karen Johnson Davidson County
Batch# 268510 DEEDWARR
08/08/2019 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $656.75
20190808-0078796

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-444

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly ~~Kimbrough~~ Haynes	Kelly ~~Kimbrough~~ Haynes	161 11 0C 045.C0
(NAME)	(NAME)	
327 Yorkshire Circle	327 Yorkshire Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Seven Thousand Five Hundred And No/100 Dollars ($177,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHANEY MOSS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY ~~KIMBROUGH~~ HAYNES, A MARRIED WOMAN**, 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: *Haynes.

Land in Davidson County, Tennessee, being Lot No. I-904 on the plan of "The resubdivision of Lot No. 2, of phase IV, Villages of Brentwood", as of record in Plat book 6900, page 614, Register's Office for Davidson County, Tennessee.

Said Lot I-904 fronts 17.63 feet on the southerly margin of a 6-foot access easement with access to Yorkshire Circle and runs back a total of 109.19 feet on the broken easterly line and runs back a total of 112.78 feet on the broken westerly line to a line in the rear which measures 19.23 feet thereon.

Being the same property conveyed to Chaney Moss, an unmarried woman, by Warranty Deed, from Suzanne Carolyn Warner nka Suzanne Warner O'Gwynn, a married woman, dated February 27, 2014, recorded March 7, 2014, of record in Instrument No. 20140307-0019306, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 327 Yorkshire Circle, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 18th day of July, 2019.

Chaney Moss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of July, 2019, before me personally appeared Chaney Moss to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 18th day of July, 2019.

Commission Expires: 10/20/19

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY