WARRANTY DEED

Karen Johnson Davidson County
Batch# 287876 DEEDWARR
09/18/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190918-0094796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
0820892540F

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Chuang	owner at owners address	
(NAME)	(NAME)	
133 W 22nd St Apt 4L		
(ADDRESS)	(ADDRESS)	
New York, NY 10011		
(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, **Debbie Bowers Haynes, James C Haynes, IV, Anthony A Haynes, and David L Haynes** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Chuang,** HEREINAFTER CALLED THE GRANTEE, HER 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. 27 on the Plan of J.W. Hart's Addition to East Nashville, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the easterly margin of Hart Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Debbie Bowers Haynes, James C Haynes, IV, Anthony A Haynes and David L Haynes by Affidavit of Heirship of record at Instrument No. 20181213-0121591 in the Register's Office of Davison County, TN.

Being previously conveyed to James C Haynes III by the Last Will and Testament of Henry A.L. Boyd at Docket No. 98207 in the Probate Court of Davidson County, TN. Being previously conveyed to Henry A. L. Boyd and wife, Mary D. Boyd by Warranty Deed of record in Book 2393, Page 593, Register's Office for Davidson County, Tennessee, dated April 01, 1955 and recorded on April 04, 1955. Mary D. Boyd died on Januray 16, 1991 leaving her husband Henry A. L. Boyd as the remaining tenant by the entirety. Henry A. L. Boyd died on November 1, 1991 leaving property to vest in James C. Haynes per his last will and Testament Probated in Davidson County, TN probate Docket No. 98207.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 703 A Hart Ave Nashville, TN 37206 (unimproved)

(House Number) (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.

Witness my hand this 17th day of September, 2019.

Debbie Bowers Haynes

James C Haynes, IV, by David L Haynes, Attorney In Fact

Anthony A Haynes, by Adriane Nesheryl Haynes, Attorney In Fact

David L Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Debbie Bowers Haynes and David L Haynes**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public, in and for said State and County, **David L Haynes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **James C Haynes, IV**, and acknowledged that he executed the same as the free act and deed of the said **James C Haynes, IV.**

WITNESS my hand and official seal at office this 17th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Adriane Nesheryl Haynes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Anthony A Haynes** and acknowledged that she executed the same as the free act and deed of the said **Anthony A Haynes.**

WITNESS my hand and official seal at office this 17th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019