Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2419

Karen Johnson Davidson County
Batch# 306111 **DEEDWARR**
10/25/2019 09:39:41 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20191025-0109544

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2019

Notary Public

Commission Expires: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Cole Haynes and Holly Lewis Haynes 8517 Raymond Roberts Drive Nashville, TN 37221	First Farmers & Merchants 816 S. Garden St. Columbia, TN 38401	127-13-0-007.00 (Lot 10) and 127-09-0-001.00 (Res. Parcel A)

WARRANTY DEED

FOR AND IN 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, I/WE,

Larry W. Woodard and wife, Shirley F. Woodard

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony C. Haynes and wife, Holly L. Haynes

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:

Land in Davidson County, Tennessee, being Lot No. 10 and Reserved Parcel "A" on the Plan of Section 3, Merrymount Acres of record in Plat Book 4175, Page 91, (as amended for change of P. U. E. at Book 7545, page 569), 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 Larry W. Woodard and wife, Shirley F. Woodard by Warranty deed from Kimmy L. Perryman, joined by his spouse, Cindy Green Perryman of record in Book 8703, page 202, Register's Office for Davidson County, Tennessee, dated August 17, 1992 and recorded on August 18, 1992. (Value or consideration shown in aforementioned deed $35,000.00.) Being also known as 8517 Raymond Roberts Dr Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8517 Raymond Roberts Drive, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of October, 2019.

Larry W. Woodard

Shirley F. Woodard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry W. Woodard and Shirley F. Woodard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of October, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

