WARRANTY DEED

Karen Johnson Davidson County
Batch# 318558 DEEDWARR
11/22/2019 12:41:02 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20191122-0120985

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MCH Construction of TN, LLC, a Tennessee limited liability company	MCH Construction of TN, LLC, a Tennessee limited liability company	090-12-162.00
(NAME)	(NAME)	
5313 Indiana Avenue	5313 Indiana Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, I, **Kathy J. Haynes, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCH Construction of TN, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 150 on the Map of Charlotte Park, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for said County.

SAID Lot No. 150 fronts 60 feet on the northerly side of Bagley Shop Drive and extends back 143.0 feet on the westerly line and 163.8 feet on the easterly line, to a line in the rear on which it measures 87.0 feet.

BEING the same property conveyed to Kathy J. Haynes, unmarried, by Warranty Deed from Georgia Gardner Seul Bibb, a widow, dated November 10, 1994, of record in Book 9520, page 969, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 605 Bagleyshop Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 2663, pages 22 and 23; all of record in the Register's Office for Davidson County, Tennessee.

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, successors 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, successors 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 19th day of November, 2019.

Kathy J. Haynes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kathy J. Haynes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of November, 2019.

Notary Public
My Commission Expires:

File No.: 30605

