WARRANTY DEED

Karen Johnson Davidson County
Batch# 324996 **DEEDWARR**
12/05/2019 08:19:47 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20191205-0125350

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 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
Redefined Renovations & Interiors LLC	new owner	061-15-0-251.00
(NAME)	(NAME)	
9862 Sam Donald Rd.		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **Randall C. Haynes, Jr.,** married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Redefined Renovations & Interiors LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR 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. 62 on the Plan of M.N. Young's Inglewood Annex, A Resubdivision of Lots 1, 2, 3 and 4 of Williams 21 Acre Tract, of record in Plat Book 547, page 197, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremiah D. Heller and Brenda Heller, husband and wife, by Warranty Deed from Arnold C. Williamson, unmarried, dated September 30, 2004, of record in Instrument No. 20041110-0135441, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Randall C. Haynes, Jr. and Jeremiah D. Heller, by Quitclaim Deed from Jeremiah D. Heller, dated November 11, 2004, of record in Instrument No. 20041112-0136260, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Randall C. Haynes, Jr., by Quitclaim Deed from Jeremiah D. Heller, dated January 16, 2006, of record in Instrument No. 20060308-0027248; and by Quitclaim Deed from Brenda Heller, Married, dated October 24, 2007, of record in Instrument No. 20071026-0126523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 197; easement of record in Book 4286, page 698; all of record in the Register's Office for County, Tennessee.

Subject property is not and has never been the marital residence of the grantor.

unimproved ☐

This is improved ☑ property, known as 1304 Norvel Ave., Nashville, TN 37216
(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 GRANTEE, their successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 2nd day of December, 2019.

Randall C. Haynes, Jr.

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of December, 2019.

Notary Public
My Commission Expires: _____

File No.: 30716

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023