Prepared By:
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Karen Johnson Davidson County
Batch# 348247 DEEDWARR
01/24/2020 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200124-0008802

After Recording Return To NEW OWNER:
SCOTT J HAYNES
3002 IVY POINT RD GOODLETTSVILLE,
TN 37072-9115

Send Tax Bills To NEW OWNER:
SCOTT HAYNES
3002 IVY POINT RD GOODLETTSVILLE,
TN 37072-9115

WARRANTY DEED

PARCEL NUMBER: 010 00 0 105.00

THIS INDENTURE, made this 27 day of September 2019, by and between SCOTT J. HAYNES, UNMARRIED, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and SCOTT HAYNES AND SHERI HAYNES, HUSBAND AND WIFE as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars ($ 0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT NO. 1: BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF IVY POINT ROAD DIRECTLY ACROSS THE BEGINNING POINT OF TRACT NO. 1; THENCE FOLLOWING THE MARGIN OF IVY POINT ROAD, NORTH 21 DEGREES 30 MINUTES WEST 435.6 FEET TO AN IRON PIN; THENCE NORTH 3 DEGREES 15 MINUTES WEST 160.5 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES EAST 205 FEET TO AN IRON PIN; THENCE NORTH 79 DEGREES EAST 365 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 30 MINUTES EAST 978.30 FEET TO A POINT AND COMMON CORNER WITH THE GAFFORD PROPERTY; THENCE WITH THE LINE BETWEEN THIS TRACT OF LAND AND THE GAFFORD PROPERTY SOUTH 11 DEGREES WEST 345.7 FEET TO A POINT; THENCE SOUTH 84 DEGREES 30 MINUTES EAST 692 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 25 MINUTES WEST 792.89 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, CONTAINING 17.98 ACRES. THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS OR RIGHTS OF WAYS FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE PUBLIC RECORD. PARCEL: 010-00-0-105.00

BEING THE SAME PROPERTY CONVEYED TO SCOTT J. HAYNES, UNMARRIED BY DEED FROM ANITA R. KRANTZ, UNMARRIED RECORDED 10/03/2016 IN DEED INSTRUMENT NO. 201610030103820, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K Butler
Witness 1

SCOTT HAYNES

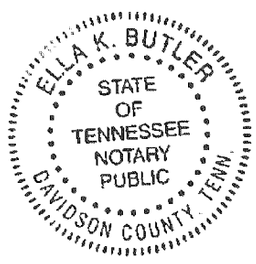
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared SCOTT HAYNES, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27 day of September, 2019.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public



I, SCOTT HAYNES, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SCOTT HAYNES

Sworn to and subscribed before me
this 27 day of September, 2019.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certification of Electronic Document:

I, DAVID GREENHALGH, 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.

Signature: 

State of: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).