Karen Johnson Davidson County
Batch# 377499 DEEDWARR
03/25/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20200325-0032536

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Co.
3310 West End Ave., Ste. 700
Nashville, TN 37203
P20-28202

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March 2020

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Allan Rowland and Tamara Hearon Rowland | Same As Owner | |
| 146 Kenner Avenue | | 11603007100 |
| Nashville, TN 37205 | | |
| (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, **Sean Haynes and wife, Tonya Haynes,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Allan Rowland and Tamara Hearon Rowland, husband and wife,**

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 the Northerly 50 feet of Lot No. 16 and part of a 10-foot reserved strip immediately to the rear of said lot on the map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County, described together as follows: Beginning at a point on the Easterly margin of Kenner Avenue at the Southerly corner of Lot No. 15 on said map; thence with the line between said Lots Nos. 15 and 16, Northeastwardly 212.5 feet to a point in the Eastern boundary line of said 10-foot strip; thence with the Eastern boundary line of said strip, Southeastwardly 50.08 feet, more of less, to the Northerly corner of the property conveyed to Thelma Hershkovitz by deed from Third National Bank, of record in Book 903, Page 182, said Register's Office; thence with said Hershkovitzs Northern boundary line, Southwestwardly 209 feet, more or less, to the Easterly margin of said Avenue; thence with the Easterly margin of said Avenue, Northwestwardly 50 feet to the beginning.

Being the same property conveyed to Sean Haynes and wife, Tonya Haynes by Warranty deed from Quentin L. Quietly and wife Deborah G. Quietly of record in Instrument No. 20020910-0109589 Register's Office for Davidson County, Tennessee, dated September 04, 2002 and recorded on September 10, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **146 Kenner Avenue, Nashville, TN 37205.**

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 our hands this the 25th day of March, 2020.

Sean Haynes

Tonya Haynes

Tonya Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sean Haynes and Tonya Haynes,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of March, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

## TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 8.22.2021