15141

WARRANTY DEED

Karen Johnson Davidson County
Batch# 499539 **DEEDWARR**
10/21/2020 09:50:17 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50

20201021-0122419

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(AFFIX SEAL)

return to

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher M. Haynes	New Owner	13308012800 14708016300 13308012700
(NAME)	(NAME)	
2026 S. Mt. Juliet Rd		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jon G. English,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher M. Haynes, married,** 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:

Please see attached Exhibit "A"

unimproved ☐

This is improved ☑ property, known as 804 Seven Mile Cir., Nashville, TN 37211
808 Sevenmile Cir., Nashville, TN 37211
3813 Faulkner Dr., Nashville, TN 37211
(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 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 my/our hands this 15th day of October, 2020.

Jon G. English

State of Tennessee
County of Davidson

Personally appeared before me Jon G. English, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2020.

Notary Public
My Commission Expires: 12-20-2020

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File No.: 15141

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 15141

Tract 1: 804 Sevenmile Circle (MAP & PARCEL 13308012800)

Land in Davidson County, Tennessee, being Lot No. 32 of the Resubdivision of Lots Nos. 31 & 32 of Phase II, Valley View Terrace, of record in Plat Book 6200, page 71, amending Plat Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the part of the same property conveyed to Jon G. English, by deed of record in Instrument No. 20130927-0102032 , Register's Office for Davidson County, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hillbrook Subdivision, Section 7, of record in Plat Book 3842, Page 249, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jon G. English by deed of record in 20130927-0102039, Register's Office for Davidson County, Tennessee.

TRACT 3: 808 Sevenmile Circle (MAP & PARCEL 13308012700)

Land in Davidson County, Tennessee, being Lot No. 31 of the Resubdivision of Lots Nos. 31 & 32 of Phase II, Valley View Terrace, of record in Plat Book 6200, page 71, amending Plat Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the part of the same property conveyed to Jon G. English, by deed of record in Instrument No. 20130927-0102032 , Register's Office for Davidson County, Tennessee.

This is not a marital residence of the grantors.