WARRANTY DEED

Karen Johnson Davidson County
Batch# 598792 **DEEDWARR**
03/23/2021 03:01:58 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20210323-0038427

O-SB-KD-21-1604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2021.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Paul Simiyu	New Owner	
(NAME)	(NAME)	**080-04-0-003.00**
2927 Southlake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONIL L. HAINES AND JESSICA HAINES, BOTH UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL SIMIYU, UNMARRIED**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 14 on the Map of the Subdivision of A.T. Putman's 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows: Beginning on the southerly margin of Ashton Avenue at the northeast corner of the property conveyed to Edgar Nason Clark and wife, by Deed from A.T. Putman and wife, of record in Book 1533, Page 232, said Register's Office; thence with the southerly margin of said Avenue, Northeastwardly 70 feet to the corner of Lots Nos. 13 and 14 on said Map; thence with the line between said Lot Nos. 13 and 14, Southeastwardly 224.9 feet to the southwest corner of said Lot No. 13; thence Southwestwardly 70 feet to said Clark's southeast corner; thence with said Clark's eastern boundary line, Northwestwardly 224.8 feet to the beginning.

Being the same property conveyed to Donil L. Haines and wife, Mildred Haines, by Deed from Danny Dye, unmarried, dated January 30, 1998, of record in Book 10780, Page 147, Register's Office for Davidson County, Tennessee.Said Mildred Haines became deceased vesting Donil L. Haines as surviving tenant by the entirety.
Being the same property conveyed to Donil L. Haines and Jessica Haines, as joint tenants with right of survivorship, by Deed from Donil L. Haines, a widower, of record in Instrument No. 20120716-0062451, Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on July 16, 2012. (Value or consideration shown in aforementioned deed $0.00) Being also known as 1604 Ashton Ave, Nashville, Tennessee 37218.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Right-of-Way to Ashton Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1604 Ashton Ave, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 8 DAY OF MARCH, 2021.

Donil L. Haines by Brian Mitchell Attorney in Fact

Donil L. Haines, by his attorney in fact, Brian Mitchell

Jessica Haines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONIL L. HAINES, and who acknowledged he/she/they executed the same as the free act and deed of the said DONIL L. HAINES.

Witness my hand and official seal, this the 8th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA HAINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212