Karen Johnson Davidson County
Batch# 827429 DEEDWARR
03/24/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,504.90
20220324-0033736

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239586**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $677,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Donald William Murray III and Kathleen Anne White 6752 Cold Stream Drive Nashville TN 37221	Send Tax Bills To: FirstBank 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 155-07-0B-036.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Haynes and Shellaine Haynes, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Donald William Murray, III and Kathleen Anne White, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Final Plat of the Poplar Creek Estates Phase V Section "B-1" Subdivision (The Highlands of Allens Green), of record in Plat Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES HAYNES and SHELLAINE HAYNES, HUSBAND AND WIFE, by deed from CATHY KAY COAKER VICKERS N/K/A CATHY KAY COAKER VICERS GALLOWAY AND ANDRA VICKERS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20150408-0030793 , dated April 6, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 155-07-0B-036.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 716, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9472, page 824, Book 11356, page 662 and assigned in Instrument No. 20040524-0060854, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20020806-0094613, said Register's Office.

This is improved property located at 6752 Cold Stream Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2022.

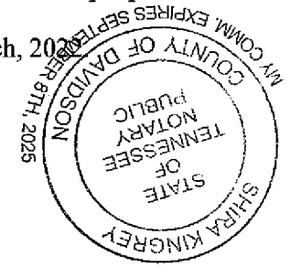
Charles Haynes

Shellaine Haynes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Haynes and Shellaine Haynes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2022.



Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/15/22

GEORGE E. MUDTER, JR.
Dated 3/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Dated 3/15/22
My Commission Expires: 10/2/2023
Notary Seal:

