Karen Johnson Davidson County
Batch# 845793 DEEDWARR
04/26/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220426-0047907

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P22-4090-WE

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$800,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kenneth W Haynes and Carol A Haynes	Kenneth W Haynes and Carol A Haynes	MAP:
2634 Big Eagle Trail	2634 Big Eagle Trail	PARCEL: 132-13-0-016.00
Murfreesboro TN 37127	Murfreesboro TN 37127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PATRICIA ANN FARMER, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH HAYNES AND CAROL A. HAYNES, 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 part of Lot No. 11 on the plan of Oakhill Subdivision No. 1, of record in Book 547, page 49, Register's Office for said county, which is also Lot No. 11 on the Resubdivision of Lot No. 11, Oak Hill Subdivision, of record in Book 4470, page 54, said Register's Office and described as follows:

Beginning at a point in the southerly margin of Battery Lam northeasterly corner of said lot; thence S 4 degrees 04 minutes 37 seconds the W, 593.52' to a point; thence N 81 degrees 49 minutes 25 seconds W, 138.52' to a point; thence N 3 degrees 07 minutes 49 seconds E, 576.35' to a point; thence with the southerly margin of Battery Lane S 89 degrees 34 minutes 47 seconds E, 150' to the point of beginning.

Being a portion of the same property conveyed to Patricia Ann Farmer by Warranty deed from David Poole, Patricia Minkler, Diane Allen and JoAnn Poole, Devisees and JoAnn Poole, Devises and Joann Poole, Executrix under the will of W. L. Poole, deceased of record in Book 8123, page 674 Register's Office for Davidson County , Tennessee, dated June 01, 1990 and recorded on June 05, 1990.

This is UNIMPROVED ✠ IMPROVED property known as: **899 Battery Lane, Nashville, TN 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand(s) this the 15th day of April, 2022.

Patricia Ann Farmer

Patricia Ann Farmer

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 the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of April, 2022.

My Commission Expires: Jan 8 2024

Notary Public

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025