This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1015391 DEEDWARR
06/15/2023 08:19:30 AM 6 pgs
Fees: $33.00 Taxes: $3,331.95
20230615-0045540

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Focus Builders, LLC 2002 Richard Jones Road Suite C304 Nashville, TN 37215	Focus Builders, LLC 2002 Richard Jones Road Suite C304 Nashville, TN 37215	132-13-0-016.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Kenneth W. Haynes and Carol A. Haynes, husband and wife** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FOCUS BUILDERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is improved property known as 899 Battery Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of June, 2023.

GRANTOR:

Kenneth W. Haynes

Carol A. Haynes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth W. Haynes, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 9 day of June, 2023.

My Commission Expires:

9-8-25

Notary Public

SAMANTHA BIRDSALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carole A. Haynes, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 9 day of June, 2023.

My Commission Expires:

9-8-25

Notary Public

SAMANTHA BIRDSALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $900,527.98, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 9 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled the Plan of Oakhill Subdivision No. 1 of record in Book 547, page 49, which is also Lot No. 11 on the Resubdivision of Lot No. 11, Oak Hill Subdivision, of record in Book 4470, page 54, 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 KENNETH HAYNES AND CAROL A, HAYNES, HUSBAND AND WIFE, by deed from PATRICIA ANN FARMER, UNMARRIED, of record in Instrument No. 20220426-0047907, dated April 15, 2022, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable, and all subsequent years.

2. Matters shown on the Plan of record in Plat Book 547, page 49 and Plat Book 4470, page 54, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6303, page 508, Book 6303, page 753 and Book 6498, page 740, said Register's Office.

4. Subject to an Easement, rights and privileges for water as set out in Book 1273, page 343, said Register's Office.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 June 13, 2023

MELINDA A. GRAY

Date: June 14, 2023

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 14th day of June, 2023

Notary Public
My Commission Expires: 11 5 24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024