(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Staci Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/10/04
(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Serina Dawn Hays	Serina Dawn Hays	Map 132-09, Parcel 9
(NAME)	(NAME)	
2820A 22nd Avenue South	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George V. Mecyssne and** [redacted], **Victoria D. Mecyssne**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Serina Dawn Hays, unmarried, 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 a tract of land near Glendale Park in the 7th (formerly 11th)Civil District of Davidson County, Tennessee, being out of the northeast corner of the 20 acre tract conveyed by James Compton and wife, to, to W.G. Hirsig by deed in the Register's Office for said County in Book No. 339, page 348, and described as follows: Beginning in the center of a 40 foot road at a point 490 feet south of Glendale Park, running thence West at right angles 191 feet to a stake in Anderson's boundary line; thence at right angles South 101.7 feet to a stake; thence at right angles East 191 feet to the center of said road; thence North with center of said road 101.7 feet to the beginning and being a part of Lot No. 2 on the map of Glendale Park, as of record in Book No. 57, page 141, of the aforesaid Register's Office.

Being the same property conveyed to George V. Mceyssne and [redacted], Victoria D. Mecyssne by warranty deed of Elizabeth S. Duggan, Individually and as Administratrix C.T.A. with Will annexed of the Estate of Mary Carney Frensley of record in Book 9499, page 693, Register's Office of Davidson County, Tennessee.

Encumbrances: 2002 Taxes constitute a lien against said property, but are not yet due and payable. Map 132-09, Parcel 9. Said Taxes have been prorated, with Grantee assuming payment thereof; and all matters appearing on the plan of record in Plat Book 57, page 141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4409 Lealand Lane, Nashville, TN 37204
(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 our hands this 28th day of June, 2002.

Davidson County DEEDWARR
Recvd: 07/02/02 08:35 2pgs
Fees:13.00 Taxes:740.00
20020702-0079128

George V. Mecyssne

Victoria D. Mecyssne By George V. Mecyssne POA

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Victor Mecyssne, Attorney-in-Fact, for Victoria D. Mecyssne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Victoria D. Mecyssne, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Book ~~*~~ _____, page _____, Register's Office of ~~Williamson~~ County, Tennessee. Witness my hand and official seal at Franklin, Tennessee, on this the _____ day of June, 2002.

~~*~~ Instrument #20035531-0000624 1

(Seal)

Notary Public My Commission Expires: 6-16-04

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared George V. Mecyssne, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of June, 2002.

Commission expires: 6-16-04

TELYN MELDRUM NOTARY PUBLIC AT LARGE TENN.

Notary Public