RETURN TO: FIRST TITLE AND ESCROW COMPANY, INC.
BOX 9B FILE NUMBER 22514

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/04 15:17 2pgs
Fees:13.00 Taxes:1679.80
20040607-0067142

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$454,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2004.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE
MY COMMISSION EXPIRES

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Hasty	**Suntrust Mortgage, Inc.**	**158-3-36**
(NAME)	(NAME)	
6104 Gardendale Drive	**P.O. Box 305110/7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37230-5110**	
(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, **ANTHONY M. ARATA AND WIFE, JAYMI G. ARATA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. HASTY AND WIFE, MICHELLE M. HASTY**, 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:

BEING Lot No. 81 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 81, fronts 184 feet on the southerly side on Gardendale Drive and extends back 370 feet on the easterly line and 375 feet on the westerly line to a dead line in the rear on which it measures 142 feet thereon.

Being the same property conveyed to Anthony M. Arata and wife, Jaymi G. Arata by deed from C. R. Berquist, unmarried of record in Book 9001, Page 516 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
The Plan of Record in Book 2331, page 62
Easement of Record in Book 7397, page 890
Property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **6104 Gardendale Drive, Nashville, TN 37215**

(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 2nd day of June, 2004.

Anthony M. Arata

Jaymi G. Arata

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 Anthony M. Arata and wife, Jaymi G. Arata, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public