WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/04 10:02 2pgs
Fees:13.00 Taxes:306.73

20040811-0096967

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Allison Egan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Y. Jones	Irwin Mortgage Corp.	162-01-B-64.00
(NAME) 461 Claircrest Drive	(NAME) 10500 Kincaid Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Fishers, IN 46038	
(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, Sheila M. Thomas Hays , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon Y. Jones , 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 Unit No. 64 on the Plan of Clairmont, Phase 1 as of record in Plat Book 6050, Page 286 which is amended in Book 6200, Page 393, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sheila M. Thomas, an unmarried woman by Warranty Deed dated December 17, 2001 from Esther P. Schenker, an unmarried woman of record in Instrument No. 20020110-0003811, Register's Office for Davidson County, Tennessee.

The said Sheila M. Thomas having since married and being one and the same as Sheila M. Thomas Hays.

Owen Hayes, husband of Sheila M. Thomas Hays joins in this conveyance to convey all his right, title and interest including but not limited to his marital rights.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 461 Claircrest Drive, Antioch, TN 37013

(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 my/our hand(s) this 4th day of August, 2004.

Sheila M. Thomas Hays

Owen Hayes

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sheila M. Thomas Hays and husband, Owen Hays the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 4th day of August, 2004.

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2407542
RETURN TO:xx
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

After Recording Return To:
Middle Tennessee Escrow
120 Anderson Lane
Hendersonville, TN 37075