STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

James Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/05/04 09:47 2pgs
Fees:13.00 Taxes:1287.60
20041005-0119553

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| James Hayes | Countrywide Home Loans, Inc. | 131-6-H |
| 445 Cumberland Place | 3011 Armory Drive Suite 120 | GROUP |
| Nashville, Tennessee 37215 | Nashville, TN 37204 | PARCEL 38 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Three Hundred Forty Eight Thousand Dollars and Zero Cents ( $348,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey F. Livingston, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Hayes, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 39 on the Plan of Village of Cherry Glen, Phase 3, of record in Plat Book 9700, page 451, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Jeffrey F. Livingston by Quitclaim Deed dated December 15, 2001, from Erica C. Livingston of record as Instrument No. 20010223-0017190 in the Register's Office for Davidson County, Tennessee.

Heather Elizabeth Livingston, spouse of Jeffrey F. Livingston, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 445 Cumberland Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 29th day of September, 2004.

Heather Elizabeth Livingston

Jeffrey F. Livingston

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jeffrey F. Livingston and Heather Elizabeth Livingston, 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 29th day of September, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee