WARRANTY DEED

Return to: First Title and Escrow Co., Inc.
Box 9B File Number 23994

Davidson County DEEDWARR
Recvd: 03/30/05 12:53 2 pgs
Fees:13.00 Taxes:1443.00
20050330-0034539

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$345,000.00~~ $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 6/16/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. Masys	Daniel R. Masys	131 15 0 056.00
(NAME)	(NAME)	
4712 Benton Smith Road	4712 Benton Smith Rd.	
(ADDRESS) 37215 Scott	(ADDRESS) 37215 Scott & Joe	
Nashville, Tennessee 37216 by JH	Nashville, TN 37216 X	
(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,

Scott W. Layden, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto *unmarried

Daniel R. Masys and Linda S. Masys, 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. 21, Section VII, on the Plan of Harpeth Acres, as of record in Book 2331, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott W. Layden, by Deed from Michael K. O'Brien, dated April 29, 1994 and filed for record in Book 9339, page 344, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictions of record in Book 2633, page 487, said Register's Office

unimproved ☐

This is improved ☒ property, known as 37215 Scott by SHL 4712 Benton Smith Rd., Nashville, TN 37216 X

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness my hand this day of 24th March, 2005.

Scott W. Layden by JH Little POA

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared James H. Leuty, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Scott Layden as his Attorney-In-Fact, and as the free act and deed of the within Scott Layden as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of March 2005.

Donald E. Kniffen
Notary Public

My Commission Expires: 11/25/2006

