File No. 250901922

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/05 11:53 2 pgs
Fees:13.00 Taxes:573.50

20051014-0124086

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Matthew G Hayes
Affiant

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2005.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew G. Hayes	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	026-07-0-179.00
(NAME)	(NAME)	
102 Oxford Court	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Irving, Texas 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, William M. Anderson and wife, Dorris J. Anderson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew G. Hayes and wife, Shanda L. Hayes, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 263, on the Plan of Subdivision of Windsor Green, Phase II - Section II, as shown by plat appearing of record in Plat Book 6900, Page 549, as amended in Book 8000, Page 652, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William M. Anderson and Dorris J. Anderson, husband and wife by Warranty Deed dated June 26, 2003 of record in Instrument No. 20030701-0090551, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6406, Page 929; Charter for Homeowners' Association of record in Book 6396, Page 542 and in Book 8192, Page 65; Water Line Easement of record Book 4377, Page 94; Easement to Tennessee Valley Authority of record in Book 2487, Page 227 and in Book 3067, Page 181; Quitclaim Deed to Homeowners' Association for common area of record in Book 7864, Page 369; Sanitary Sewer Easement of record in Book 6117, Page 290; all matters shown on plat of record in Plat Book 6900, Page 549, as amended in Book 8000, Page 652; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 102 Oxford Court, Goodlettsville, TN 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of October, 2005.

William M. Anderson

Dorris J. Anderson

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand at office this 11th day of October, 2005.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie Notary Public

File Number: 250901922

RETURN TO:

Southern Title Services
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Gallatin, TN 37066