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Davidson County DEEDWARR
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Fees:18.00 Taxes:665.63



20051227-0153796

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ZACHARY BULLINER AND ABIGAIL BULLINER, HUSBAND AND WIFE, AS JOINT TENANTS,** hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTOPHER BRYAN HAYSE AND WIFE, BRANDY NICOLE HAYSE** hereinafter "Collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of State, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 76 ON THE PLAN OF SECTION FOUR, LEXINGTON POINT SUBDIVISION OF RECORD IN INST. NO. 20020116-0006343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO ZACHARY BULLINER AND ABIGAIL BULLINER, HUSBAND AND WIFE, AS JOINT TENANTS BY DEED OF BEAZER HOMES CORP.,DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION DATED MARCH 26, 2003 AND RECORDED APRIL 9, 2003 IN INST. NO. 20030409-0047014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 126 15 B 265.00

This property is known as: 8160 BOONE TRACE, NASHVILLE, TN 37221

Subject to Restrictions of record in Instrument No. 20001018-0103445 and Instrument No. 20020219-0021061; Charter of HOA of record in Instrument No. 20001020-0104424 and all matters shown on the Plat of record in Inst. No. 20020116-0006343, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 16th day of December, 2005.

Grantor
Zachary Bulliner

Grantor
Abigail Bulliner

STATE OF Tennessee

COUNTY OF WILLIAMSON

On this 16th day of Davidson, 2005, before me personally appeared Zachary Bulliner and Abigail Bulliner to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person ~~(or persons)~~ executed the same as ~~such~~ person (or person's) free act and deed.

Notary Public

Printed Name: _____

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Commission Expires: _____

My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Zachary Bulliner and Abigail Bulliner
315 Astor Way
Franklin, TN 37064

Grantee(s) Name, Address, phone: (New Owner)
Christopher Bryan Hayse and Brandy Nicole Hayes
8160 Boone Trace
Nashville, TN 37221

SEND TAX STATEMENTS TO :
New Owner

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$179,900.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of December, 2005

Carrie Tiesler
Affiant

Carrie Tiesler
Type or Print Name

(Seal)

Notary Public

My commission expires:

7-29-06

John Gleaves
Type or Print Name

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.