File No. 60154

WARRANTY DEED

MIGNON SMELSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp Nov 22 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barron L. Hayes	Barron L. Hayes	75-8-139
(NAME)	(NAME)	
657 Dutchmans Drive	657 Dutchmans Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Jose Rodriguez Garcia and wife, Laura Garcia, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barron L. Hayes and Dedera Hayes, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Section 1, Highlands of Tulip Grove of record in Book 4675, Page 26, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jose Rodriguez Garcia by deed from Raymond E. Lankford Jr. and wife, Joyce Lankford, dated May 25, 2004, of record in Instrument# 20040602-0064237, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4793, page 157, said Register's Office.

Laura Garcia herein joins to convey any and all right and interest she may have; especially her marital rights.

Laura Garcia executed this instrument on behalf of Jose Rodriguez Garcia pursuant to a Power of Attorney of record in Instrument No. 20060420-0045509, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 657 Dutchmans Drive, Hermitage, TN 37076

(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 hand this 14th day of April, 2006.

LAURA GARCIA
Laura Garcia

JOSE RODRIGUEZ GARCIA
Jose Rodriguez Garcia

By: LAURA GARCIA
Laura Garcia, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 04/20/06 13:09 2 pgs
Fees:13.00 Taxes:516.15

20060420-0045510

File No. 60154
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 Laura Garcia, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2006.

Commission expires: 11-22-08



Notary Public

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 Laura Garcia with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Jose Rodriguez Garcia as his Attorney in Fact as the free act and deed of the within named Jose Rodriguez Garcia.

Witness my hand and official seal this 14th day of April, 2006.

Commission expires: 11-22-08



Notary Public