WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-30-10

(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hayes	Bank of America, N.A.	**160-9-22**
(NAME)	(NAME)	
877 Lakemont Drive	900 W. Trade Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Charlotte, NC 28255-0001	
(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, **Michael Loewenberg, and wife Lauri Loewenberg**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Hayes and Andrea Hayes***, 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: (UP)

*husband and wife,

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Oakhill Estates, Section III, of record in Book 4860, Page 3, 4 and 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Loewenberg and wife, Lauri Loewenburg by deed from Louis A. Palet and wife, Ruth A. Palet, Trustees of record in Book 11421, Page 347 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **877 Lakemont Drive, Nashville, TN 37220**

(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.

Davidson County DEEDWARR
Recvd: 12/04/06 13:35 2 pgs
Fees:13.00 Taxes:1702.00

20061204-0149266

MEMO
..., TYING OR
...CUMENT
...NOT RECEIVED

Witness our hands this 1st day of December, 2006.

Michael Loewenberg
By: Karen Hoff, Attorney-in-Fact

Lauri Loewenberg
By: Karen Hoff, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Karen Hoff**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Michael Loewenberg and Lauri Loewenberg** as Attorney-In-Fact, as her free act and deed. (POA of record at Ins. no. 20061204-0149265)

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2006.

Commission expires: July 19, 2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Justin Tatum
Notary Public