# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
# 12883

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Hayes | David Hayes | 96-1-170 |
| (NAME) | (NAME) | |
| 2917 Susan Drive | 2917 Susan Drive | |
| (ADDRESS) | (ADDRESS) | |
| Donelson, Tennessee 37214 | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 02/13/07 13:00 2 pg
Fees:13.00 Taxes:296.00

20070213-0018362

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, Nancy H. Stephens, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Cloverhill, Subdivision, Section 2 of record in Plat Book 2133, page 46, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William B. Stephens and wife, Nancy H. Stephens, by deed of record in Book 7643, Page 603, Register's Office for Davidson County, Tennessee. William B. Stephens having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Nancy H. Stephens by Beverly Rausch as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070108-0003271, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2917 Susan Drive, Nashville, TN 37214

(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 5th day of February, 2007.

Nancy H. Stephens by Beverly Rausch, her attorney in fact

Her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 5th day of February, 2007, before me personally appeared Beverly Rausch, the person who executed the foregoing instrument on behalf of Nancy H. Stephens and who acknowledged that she executed the same as the free act and deed of the said Nancy H. Stephens, through Power of Attorney granted she by the said Nancy H. Stephens.

Witness my hand and official seal at Nashville, Tennessee this 5th day of February, 2007.

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County