Bor 36
#22256

WARRANTY DEED

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Ramona Smith	Regions Bank DBA AmSouth Bank	162-1C-61
(NAME)	(NAME)	
626 Hickory Glade Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Birmingham, AL 35244	
(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, Constance P. Hayes, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramona Smith, 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:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 61 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, as amended in Book 6900, Page 41, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Constrance P. Hayes, unmarried, by deed of record in Book 9629, Page 450, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Constance P. Hayes by David Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070223 0022879, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 626 Hickory Glade Court, Antioch, TN 37013

(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: 02/23/07 13:38 2 pgs
Fees:13.00 Taxes:362.23

20070223-0022880

Witness my hand this 22nd day of February, 2007.

Constance P. Hayes By David Adcock Atty In Fact

Constance P. Hayes by David Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of February, 2007, before me personally appeared David Adcock, the person who executed the foregoing instrument on behalf of Constance P. Hayes and who acknowledged that he executed the same as the free act and deed of the said Constance P. Hayes, through Power of Attorney granted he by the said Constance P. Hayes.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2007.

Commission expires: 5-30-07

Notary Public

KRISTIN T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

FEB. 21. 2007 6:09PM ADVANTAGE TITLE 615-777-2015 NO. 9993 P. 10/11