#5

Davidson County DEEDWARR
Recvd: 04/25/07 11:42 3 pgs
Fees:18.00 Taxes:486.55
20070425-0049316

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

Sarah Drenski
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES IN DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Close	Countrywide Home Loans	44-15-368.00
(NAME)	(NAME)	
106 Maywood Avenue	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Bardstown, KY 40004	Dallas, TX 75266-0694	
(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,

LARRY HAYES, JR. AND MELISSA BAKER AND DAMON PETTY AND ERIC PETTY AND BOYD PETTY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT CLOSE AND ELIZABETH C. CLOSE, 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:

BEING Lot No. 115, Section B, Village of Old Hickory, as shown on the plan recorded July 16, 1948, as of record in Bok 1424, Page 67, in the Register's Office for Davidson County, Tennessee; fronting 99.9 feet on Jones Street, containing 0.34 acres, more or less.

Being the same property conveyed to Anderson B. Hayes and Margaret L. Hayes, his wife, tenants by the entireties by deed from E. I. Du Pont De Nemours and company of record in Book 02028 and Page 518 on 11/12/1951 and filed for record on 11/23/1951, Register's Office for said County.
Being the same property conveyed to Larry Hayes, Jr. a 25.00% undivided interest, Melissa Baker 25.00% undivided interest, Damon Petty a 16.67% undivided interest, Eric Petty a 16.67% undivided interest and Boyd Petty a 16.66% undivided interest by deed from Larry Gene hayes and Priscilla Hayes Petty, Co-Executors of the Estate of Anderson Boyd Hayes of record in Instrument 200501110004202 on 12/21/2004 and filed for record on 01/11/2005, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1200 Jones St., Old Hickory, TN 37138
(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/~~our hand(s)~~ this 30th day of March, 2007.

~~Damon Petty~~

Larry Hayes, Jr.

Eric Petty by DOP POA

Melissa Baker by LGH w/POA
Melissa Baker

Boyd Petty by DOP POA
Boyd Petty

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#2831
18b

STATE OF TENNESSEE COUNTY OF DAVIDSON

I hereby certify that on this 30th day of March, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Larry Hayes, Jr., known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Virginia J Connell
Notary Public

My Commission Expires 03/22/2008

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

I hereby certify that on this 30th day of March, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Damon Petty , known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Virginia J Connell
Notary Public

My Commission Expires 03/22/2008

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Larry Hayes, Jr., known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Melissa Baker, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Melissa Baker. WITNESS my hand and Notarial Seal this 30th day of March, 2007.

Virginia J Connell
Notary Public

My Commission Expires 03/22/2008

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Damon Petty, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Boyd Petty, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Boyd Petty. WITNESS my hand and Notarial Seal this 30th day of March, 2007.

Virginia J Connell
Notary Public

My Commission Expires 03/22/2008

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Damon Petty, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Eric Petty, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Eric Petty. WITNESS my hand and Notarial Seal this 30th day of March, 2007.

Virginia J Connell
Notary Public

My Commission Expires 03/22/2008

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.