WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/08 12:11 2 pgs
Fees:13.00 Taxes:643.43

20081008-0102113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/8/2012

PATRICIA A. GAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 145
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
K. Gabriel Heiser	New Owner	173-4A-107
(NAME)	(NAME)	
5021 W. Oak Highland		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Jeffery R. Hayes and wife, Tammy Hayes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO K. Gabriel Heiser, Trustee of the K. Gabriel Heiser Living Trust, dated October 14, 1997, 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. 107 as shown on the Plan of Oak Highlands, of record in Book 6900, pages 431-435, said Register's Office to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey R. Hayes and wife, Tammy Hayes, by deed of record in Book 10859, Page 676, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 5021 W. Oak Highland, 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.

Witness our hands this 30th day of September, 2008.

Jeffery R. Hayes

Tammy Hayes

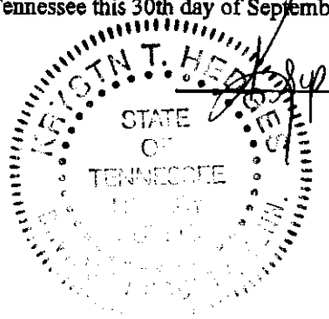
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey R. Hayes and Tammy Hayes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2008.

Commission expires: 5.2.2011



Notary Public