Davidson County DEEDWARR
Recvd: 10/22/08 13:22 2 pgs
Fees:13.00 Taxes:1332.00

20081022-0105885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2008.

Notary Public

(AFFIX SEAL)

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda J. McClendon	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
1500 Riverside Road	2050 Parkway Office Circle	53-3-428 and 53-4-2
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, **JAMES A. HAYES AND WIFE, LINDA J. HAYES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA J. MCCLENDON, UNMARRIED,** 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 parts of Lots Nos. 3 and 3A on the revised Plan of Section 'F' of the Village of Old Hickory, as of record in Book 1424, page 131, Register's Office for said County, more particularly described as follows:

Part of Lot 3; Beginning at an iron pin in the southwesterly margin of Riverside Road at the common corner of Lots Nos. 2 and 3 on said Revised Plan; thence with the line between said Lots Nos. 2 and 3, southwesterly 186.15 feet, more or less, to the northeast corner of the property conveyed to Milton O. Smartt and wife, by deed from Harold B. Richard and wife, of record in Book 2743, page 395, said Register's Office; thence with said Smartt's easterly line southeasterly 100 feet; more or less, to a point in the line between Lots Nos. 3 and 24 on said Revised Plan said point lying North 59 degrees 52 East 91 feet, more or less, along the line between said Lots Nos. 3 and 24 from the easterly line of Lot No. 42 on said Revised Plan; thence with the line between said Lots Nos. 3 and 24, North 59 degrees 52' East 44 feet, more or less, to an iron pin at the common corner of Lots 4 and 24 on said Revised Plan, said pin also lying in the westerly line of said second tract of land conveyed to Hugh L. Marsh and wife, by deed from Harold B. Richards and wife, of record in Book 2336, page 559, said Register's Office; thence with said Marsh's westerly line northwesterly 5 feet, more or less, to said Marsh's Northwest corner; thence with said Marsh's northerly line northeasterly 157.7 feet, more or less, to the southwesterly margin of Riverside Road; thence with the southwesterly margin of said Road, along a slight curve to the left northwesterly 95.4 feet, more or less, to the beginning.

Part of Lot 3A: Being part of Lot No. 3A, described as follows: Beginning at an iron pin in the northeasterly margin of Riverside Road at the corner of Lots Nos. 2A and 3A on said Revised Plan; thence with the line between said two lots North 56 degrees 37' East 37 feet to an iron pin lying at the top of a vertical bluff; thence south 34 degrees 52' East 58 feet more or less, to the north corner of the property conveyed to the United States of America by deed from Harold B. Richards and wife, of record in Book 2195, page 14, said Register's Office; thence with the westerly line of said United States of America property South 22 degrees East 50 feet, more or less, and South 47 degrees East 2 feet, more or less, to a point in the line between Lots Nos. 3A and 4A on said Revised Plan, said point lying at the northeast corner of the first tract of land conveyed to Hugh J. Marsh and wife by deed from Harold B. Richards and wife, of record in Book 2336, page 55, said Register's Office; thence with the line between said Lots 3A and 4A, south 59 degrees 11' West, passing the top of a vertical bluff at 8.7 feet, more or less, in all 25 feet to the northeasterly margin of Riverside Road; thence with the northeasterly margin of said Road along a slight curve to the left, northwesterly 107.5 feet to the beginning.

Being the same property conveyed to James A. Hayes and Linda J. Roberts, as tenants in common with rights of survivorship by deed from Ronald G. Rains and wife, Jane G. Rains, dated July 31, 1995, of record in Book 9754, page 507, Register's Office for Davidson County, Tennessee. The said Linda J. Roberts having since married and is now known as Linda J. Hayes.

unimproved ☐

This is improved ☒ property, known as 1500 Riverside Road, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 21st day of October, 2008

James A. Hayes

Linda J. 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 James A. Hayes and Linda J. Hayes, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2008

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010