Davidson County DEEDWARR
Recvd: 01/09/09 14:41 2 pgs
Fees:13.00 Taxes:379.25
20090109-0002469

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075



STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 8th day of January, 2009.

J. Brandon Miller
Notary Public
My commission expires: 11-22-10

05-0812-64445

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Julie A. Gunselman	SunTrust Mortgage, Inc.	33-16-0-214.00
1127 Apple Valley Road	401 Commerce St., Suite 6100	
Madison TN 37115	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas Hays and wife, Amy Ann Hays, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Julie A. Gunselman, An Unmarried Woman, hereinafter called the Grantees, their successors 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. 98-B on the Zone Lot Division, Lots 98, 99, 122, 123, 164, 165 and 166, Section 2, Primrose Meadows, of record in Book 6900, page 104, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Hays by deed from Trinidad Kimball Montemayor, unmarried, dated April 13, 2007, recorded April 16, 2007, of record in Instrument No. 20070416-0045298, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nicholas Hays and wife, Amy Ann Hays by Quitclaim Deed from Nicholas Hays, dated March 3, 2008, recorded March 5, 2008, of record in Instrument No. 20080305-0022021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1127 Apple Valley Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of January, 2009.

Nicholas Hays

Amy Ann Hays

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas Hays and Amy Ann Hays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of January, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010