03

Realty Title
48-A

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$65,000.00
| Rochelle Caudill
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 25th DAY OF February, 2009.
| Diane K. Mann
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/11/2013
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hayes Blue Ridge Homes 73 White Bridge Road Ste 103 #135 Nashville, TN 37205	Same	Map 092 13 0 430.00

For and in 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,

Brian Poile, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

MARK ALLEN HAYES AND WIFE, DAWN MICHELLE HAYES

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. 154 in the Hortense Place, a plan of which is of record in Plan Book 161, page 167, Register's Office for Davidson County.
Said Lot No. 154 fronts 50 feet on the South side of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brian Poile, by deed from Roberta Roland, dated January 27, 2009, of record in Instrument No. 20090128-0007268, Register's Office for Davidson County, TN.

Grantee accepts the property AS IS, and with full knowledge of property condition.

This conveyance is made subject to the following:
1) 2009 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3507 Dakota Avenue, Nashville, TN 37209
(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 hand(s) this 25 day of February, 2009.

Brian Poile

Davidson County DEEDWARR
Recvd: 03/02/09 15:11 2 pgs
Fees:13.00 Taxes:240.50
20090302-0018351

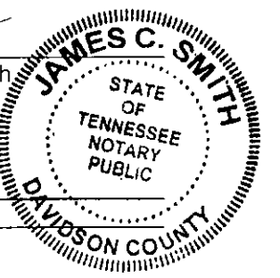
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brian Poile, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of February, 2009.

NOTARY PUBLIC James C. Smith

My Commission Expires: March 7, 2011



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027