BILL GARRETT, Davidson County
Trans:T20090050422 DEEDWARR
Recvd: 07/27/09 11:02 2 pgs
Fees:13.00 Taxes:1202.50
20090727-0070083

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2009.

Notary Public
My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

09-0225

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hays and Associates, LLC	c/o Don Hays	103-12
222 Cherokee Road	5205 Close Circle	53.00
Nashville, TN 37205	Nashville, TN 37205	

WARRANTY DEED

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 **Ann Richey Batts, a widow, by Last Will and Testament of Charlene Hayes Krog**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hays and Associates, LLC**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42, Block "I" on the Plan of Cherokee Park Third Section, of record in Plat Book 843, Pages 2 & 3, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlene H. Krog, unmarried, by deed from Julia F. Brown, unmarried, dated July 28, 1993, of record in Book 9030, Page 213, Register's Office for Davidson County, Tennessee. Charlene H. Krog having died March 7, 2009 testate and title having vested in Ann Richey Batts by Last Will and testament of Charlene Hayes Krog of record in File No. 09P600, Probate Clerk's Office for Davidson County, Tennessee.

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

This is improved property located at **222 Cherokee Road, Nashville, TN 37205.**

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 20th day of July, 2009.

Estate of Charlene H. Krog

Ann Richey Batts, Executrix
BY: Ann Richey Batts, Executrix

Ann Richey Batts
Ann Richey Batts, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ann Richey Batts, Executrix** of the **Estate of Charlene Hayes Krog**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of July, 2009.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ann Richey Batts**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of July, 2009.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12