Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090371

BILL GARRETT, Davidson County
Trans:T20090052268 DEEDWARR
Recvd: 09/11/09 09:03 2 pgs
Fees:13.00 Taxes:2314.35
20090911-0085026

**Send Tax Bills To:**
Robert E. Brown
744 Peach Orcjard Drive
Nashville, TN 37204

**New Owner is:**
Robert E. Brown
774 Peach Orchard Drive
Nashville, TN 37204

MAP: 132-15-0

PARCEL: 065.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John C. Hayes, III, married,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert E. Brown, married,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Peach Orchard Hill, of record in Plat Book 6250, page 728, in the Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to John C. Hayes, III, by Quitclaim Deed from Harry L. Johnson, trustee of Kaitlin and Devon Malick Trust, dated 2-6-07 and recorded 7-16-07 in Instrument No. 20070716-0084243, in the Register's Office of Davidson County, Tennessee. Correction to said Quitclaim Deed of record in Instrument Number, 20090911 0085025, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The subject property was never used as the principal residence of the Grantor or his spouse.

Improved property known as: **774 Peach Orchard Drive, Nashville, TN 37204**

JCH
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 4th day of Sept., 2009.

GRANTOR(S):

John C. Hayes III

**JOHN C. HAYES, III**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JOHN C. HAYES, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 4 day of Sept., 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires: January 23, 2010

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$625,500.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 8 day of Sept., 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My commission expires: January 23, 2010