44
65pm
2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$360,000.00.** Linda Turner Ray Affiant Subscribed and sworn to before me, this the 15th day of April, 2010. Notary Public My commission expires: 3-9-13 (AFFIX SEAL)

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul G. Hignutt **Sara C. Hignutt**	Same	**Map 118-13 Parcel 237**
4004 General Bate Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Derek G. DeHay and wife, and Sarah M. DeHay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul G. Hignutt and wife, Sara C. Hignutt

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. 44 on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Derek G. DeHay and wife, Sarah M. DeHay, by Deed from Chad Sheridan and wife, Jessica B. Sheridan, of record in Instrument No. 20071231-0148635, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Sarah M. DeHay, pursuant to a Power of Attorney executed by same on the 16th day of April, 2010, of record in Instrument No. 20100416-0028799, Register's Office for Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans:T20100022687 DEEDWARR
Recvd: 04/16/10 12:47 2 pgs
Fees:13.00 Taxes:1332.00
20100416-0028800

This is improved (__X__) Unimproved (____) property, known as **4004 General Bate Drive, Nashville, TN 37204**

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 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/our hand(s) this **15th** day of **April, 2010.**

Derek G. DeHay

Sarah M. DeHay by Derek G. DeHay, Attorney-In-Fact

Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Derek G. DeHay,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

Notary Public

My Commission Expires: 2/24/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Derek G. DeHay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Sarah M. DeHay**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sarah M. DeHay**, for the purpose therein contained, by signing the name of **Sarah M. DeHay**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2010.**

Notary Public

My Commission expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.