File No. 210030375

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100025279 DEEDWARR
Recvd: 04/28/10 10:46 2 pgs
Fees: 13.00 Taxes: 462.50
20100428-0032139

KIM GILLESPIE NOTARY PUBLIC SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-23-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Michael Hayes	Thomas Michael Hayes	07507002900
(NAME)	(NAME)	
708 Wyntree North	708 Wyntree North	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Saundra Oprea and husband, Timothy Belting,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Thomas **Michael Hayes and wife, Young-Hui Hayes,** hereinafter called the grantee(s), 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 all of Lot No. 96, on the plan of Section Two, Tulip Grove, of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to SAUNDRA OPREA AND HUSBAND, TIMOTHY BELTING by deed from ANNE N. BEARDEN FKA ANNE N. WRIGHT AND HUSBAND, COLBERT H. BEARDEN of record in Instrument No. 20070820-0099146 on 08/17/2007 and filed for record on 08/20/2007, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 3700, Page 122, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4428 Andrew Jackson Pkwy., Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 26th day of April, 2010.

Saundra Oprea

Timothy Belting

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Saundra Oprea and Timothy Belting the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of April, 2010.

Commission expires: October 23, 2012

SUMNER COUNTY KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC

Kim Gillespie Notary Public

File Number: 210030375

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075