LL# 9221

BILL GARRETT, Davidson County
Trans:T20100027567 DEEDWARR
Recvd: 05/07/10 14:16 2 pgs
Fees:13.00 Taxes:2190.40
20100507-0035135

State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $592,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2010.

Notary Public

My commission expires: 2.3.2013

(AFFIX SEAL)

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alex Brent Fruin	W.R. Starkey Mortgage Co.	103-120-0530
222 Cherokee Road	5055 W. Park Blvd., Ste. 300	
Nashville, TN 37205	Plano, TX 75093	

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 ACKNOWLEDGE, WE,

Hays and Associates, LLC, a Family Limited Liability Company

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

Alex Brent Fruin and wife, Brandi W. Fruin

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. 42, Block "I" on the plan of Cherokee Park Third Section, of record in Plat Book 843, Pages 2 & 3, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Hays and Associates, LLC, a Family Limited Liability Company by deed from Ann Richey Batts, a widow, by Last Will and Testament of Charlene Hayes Krog, of record in Instrument No. 20090727-0070083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of April, 2010.

Hays and Associates, LLC

David T. Thibodeau

David Thibodeau, President

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared David Thibodeau, President **of** Hays and Associates, LLC, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the** President **of** Hays and Associates, LLC, **the within bargainor, and corporation, and that he as such** President **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** David Thibodeau **as** President.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 30th **day of** April, 2010.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2014

