BILL GARRETT, Davidson County
Trans:T20100031847 DEEDWARR
Recvd: 05/27/10 08:16 2 pgs
Fees:13.00 Taxes:917.60
20100527-0040790

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
LeeAnn Gilgen
709 Lakeridge Way
Nashville, TN 37214

MORTGAGEE
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 109-01-0-A
PARCEL 053.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Mark Hayman and wife, Sarah L. Hayman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LeeAnn Gilgen, an unmarried woman and Alison Lorraine Cannon, an unmarried woman, as joint tenants with right of survivorship,** 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:

Being Lot No. 14 on the Plan of Lakeridge, First Revision, Phase Three, of record in Plat Book 9700, Page 373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Mark Hayman, a single person by deed from Sewell W. Davis and wife, Linda B. Davis, dated March 26, 2004 and filed of record in Instrument No. 20040331-0036447, Register's Office for Davidson County, Tennessee. John Mark Hayman has since married. Sarah L. Hayman is joining in this conveyance for the purpose of conveying all her right, title and interest in and to said property which she may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9669, Page 715; By-Laws of record in Book 9669, Page 738; Charter of record in Book 9762, Page 946; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 373, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **709 Lakeridge Way Nashville, TN 37214.**

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 21st day of May, 2010.

John Mark Hayman

Sarah L. Hayman

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Mark Hayman and Sarah L. Hayman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $248,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of May, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12