WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/10 08:00 4 pgs
Fees:23.00 Taxes:58.28
20100616-0046585

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,750.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jannie C Williams	Jannie C Williams	072-10-0-168
(NAME)	(NAME)	
2828 Bronte Avenue	2828 Bronte Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Wymon Hayes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jannie C Williams and Joseph Perry**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2828 Bronte Avenue, Nashville, TN 37216

(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 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 my hand this 26th day of May, 2010.

Wymon Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Commission expires:

Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 4, 2013

STATE OF Tennessee)
COUNTY OF Davidson)

On this 26th day of May, 2010, before me personally appeared **Wymon E. Hayes**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2010.



My Commission expires:

Notary Public

File No.: 105179

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Dugger Bros. Subdivision of part of the E. B. Rucker Land on Bronte Avenue, of record as Plat Book 1130, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT HAYES, by deed from JULIAN EARL BAXTER and wife, GERTRUDE J. BAXTER, of record as Book 3893, page 676, dated May 18, 1965, said Register's Office. Being further conveyed to ROBERT HAYES and wife, LULA M. HAYES to create a tenancy by the entireties by deed of record in Book 4489, page 530, said Register's Office. The said Robert Hayes having predeceaded Lula M. Hayes and the said Lula M. Hayes having since died, leaving Wymon Hayes as her sole Heir at Law.

Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Tiara Ford**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

Tiara Ford

My Commission Expires: 11/4/2013