WARRANTY DEED

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Don Hyde	Regions Mortgage	14607005000
(NAME)	(NAME)	
610 Farrell Parkway	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Birmingham, AL 35244	
(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, Elvie M. Maier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery Don Hyde and April Nicole Hyde, husband and wife, 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. 110 on The Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, Pages 122,123 and 124, Register's Office for said County.

Being the same property conveyed to Albert M. Maier and wife, Elvie M. Maier, by Warranty Deed dated November 17, 1958 from Buford G. Hicks, unmarried of record in Book 2855, Page 267, Register's Office for Davidson County, Tennessee. The said Albert M. Maier having since died leaving Elvie M. Maier as sole surviving heir.

This instrument is executed on behalf of Elvie M. Maier by Jackie L. Simmons as her Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100618-0047541, in The Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 610 Farrell Pkwy, Nashville, TN 37220
(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.

BILL GARRETT, Davidson County
Trans:T20100037143 DEEDWARR
Recvd: 06/18/10 10:27 2 pgs
Fees:13.00 Taxes:605.88
20100618-0047542

Witness my hand this 9th day of June, 2010.

Elvie M Maier by Jackie L Simmons as Attorney-In-Fact

Elvie M. Maier
By Jackie L. Simmons as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th of June, 2010 before me personally appeared Jackie L. Simmons, the person who executed the foregoing instrument on behalf of Elvie M. Maier, and acknowledged that she executed the same as the free act and deed of the said Elvie M. Maier, through Power of Attorney granted Jackie L. Simmons by the said Elvie M. Maier.

Witness my hand and official seal at Franklin, Tennessee this 9th day of June, 2010.

Commission expires:

5/6/2013

Notary Public



Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067