WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110010676 DEEDWARR
Recvd: 02/22/11 11:22 2 pgs
Fees:13.00 Taxes:577.20

20110222-0014430

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Glenn C Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Cheek	PrimeLending	02607017900
(NAME)	(NAME)	
102 Oxford Court	18111 Preston Road Ste 900	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2145	Dallas, TX 75252	
(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, **Matthew G. Hayes and wife, Shanda L. Hayes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nancy Cheek, an unmarried woman**, hereinafter called the GRANTEE (S), their heirs and/or 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. 263 on the Plan of Subdivision of Windsor Green, Phase II, Section II, as shown by plat appearing of record in Plat Book 6900, Page 549, as amended in Book 8000, Page 652, of the Register's Office of 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 Matthew G. Hayes and wife, Shanda L. Hayes by Deed from William M. Anderson and wife, Dorris J. Anderson, dated 10/11/2005 and filed for record on 10/14/2005 in Instrument 200510140124086, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 02607017900. City of Goodlettsville taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 02607017900. All matters as set forth per Plat Book 6900, Page 549, as amended in Book 8000, Page 652, said Register's Office. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6406, Page 929, said Register's Office. All matters including but not limited to an Easement of record in Book 3067, Page 181, and Book 4377, Page 94, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 6117, Page 290, said Register's Office. Declaration of Taking of record in Book 2487, Page 227, said Register's Office. Charter of record in Book 6396, Page 542, and Book 8192, Page 65, said Register's Office. Quitclaim Deed to The Homeowner's Association of record in Book 7864, Page 369, 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 102 Oxford Court, Goodlettsville, TN 37072-2145
(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/or 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/or 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 18th day of February, 2011.

Matthew G. Hayes

Shanda L. Hayes

State of Tennessee
County of Sumner

Personally appeared before me Matthew G. Hayes and wife, Shanda L. Hayes, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of February, 2011.

Notary Public Kim Gillespie
My Commission Expires: 10-23-12

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons
Suite 2180
Hendersonville, TN 37075