03

Rudy Title

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2011.

Diane K Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 4-2013

R-KW-11-5209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Hayes	NEW OWNER	
	(NAME)	
73 WHITE BRIDGE RD.,#135, #103		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		91-11-389.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PEGGY BURKHALTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK A. HAYES* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:
*AND WIFE, DAWN M. HAYES

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 1116 AND THE EASTERLY 15.0 FEET OF LOT NO. 1118, BLOCK NO. 162, ON THE PLAN OF PLAN NO. 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1116 AND THE EASTERLY 15.0 FEET OF LOT NO. 1118 FRONT TOGETHER 40.0 FEET ON THE SOUTHERLY SIDE OF ILLINOIS AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PEGGY BURKHALTER, MARRIED BY WARRANTY DEED FROM ALICE BROWN WALKER AND HUSBAND, WILLIAM DELL WALKER, RECORDED ON THE 31ST DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110131-0008255, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 74; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 5209 Illinois Avenue, Nashville, Tennessee 37209
(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 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 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 November, 2011.

Peggy Burkhalter

BILL GARRETT, Davidson County
Trans:T20110076799 DEEDWARR
Recvd: 12/05/11 15:29 2 pgs
Fees:13.00 Taxes:74.00
20111205-0094822

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Burkhalter, the within named bargainor, 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 the 30th day of November, 2011.

Notary Public

My Commission Expires: 1/9/12

(SEAL)



My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903