Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110079310 DEEDWARR
Recvd: 12/15/11 10:01 2 pgs
Fees:13.00 Taxes:1139.60
20111215-0097573

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2011.

Notary Public
My commission expires: 7.25.12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

06-1111-74468

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles D. Hayner	~~Fifth Third Mortgage~~	132-01-0-188.00
943 Greerland Dr.	Fifth Third Mortgage	
Nashville TN 37204	P.O.Box 630170, Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leigh Ann Agee, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles D. Hayner and Kristen L. Hayner, husband and wife, hereinafter called the Grantees, their successors 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. 59, on the Plan of Rolling Meadows, of record in Plat Book 1424, Page 98 and 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leigh Ann Agee, married, by deed from Charles Malone and wife, Sara Hicks Malone, dated March 11, 2005, recorded March 15, 2005, of record in Instrument No. 20050315-0028341, Register's Office for Davidson County, Tennessee. Said Leigh Ann Agee is now divorced per Final Decree of Divorce between her and Barry Agee which was filed on April 19, 2005 in the Fourth Circuit Court for Davidson County,Tennessee, Docket No. 04D-1294.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Barry Agee has no marital interests in the subject property.

This property is improved property known as 943 Greerland Dr., Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of December, 2011.

Leigh Ann Agee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leigh Ann Agee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9th day of December, 2011.

Notary Public
State of Tennessee at Large

My Commission expires 12/3/13

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483