WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans: T20120008364 DEEDWARR
Recvd: 02/03/12 09:26 2 pgs
Fees: 13.00 Taxes: 455.10
20120203-0009847

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Amanda Bender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of February, 2012

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lamario Antoine Bender	Thomas Michael Hayes	Parcel ID:
1108 Jacksons Valley Rd.	708 Wyntree North	08607012800
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN 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

Thomas Michael Hayes and wife, Young-Hui Hayes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lamario Antoine Bender and wife, Amanda Dawn Bender

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:

BEING Lot No. 280, on the Plan of Jackson's Retreat Subdivision, Section 5A, of record in Plat Book 6250, Page 309, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas Michael Hayes and Young-Hui Hayes, married by deed from the Secretary of Housing and Urban Development, of record in Instrument 20081215-0119918, dated December 10, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 309, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1108 Jacksons Valley Rd., Hermitage, TN 37076

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 our hands this 1st day of February, 2012.

Thomas Michael Hayes

Young-Hui Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Michael Hayes and Young-Hui Hayes, 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 at Nashville, Tennessee this 1st day of February, 2012.

My Commission Expires: 11/7/15

Notary Public

