12-03-001

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

Subscribed and sworn to before me, this 28th **day of** March, **2012.**

Notary Public
My commission expires: 9/9/14

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 03/29/12 09:05 2 pgs
Fees:13.00 Taxes:728.90
20120329-0026586

03-1203-37601

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Emily Lamb	Pinnacle National Bank	091-11-1-389.00
5209 Illinois Avenue	150 3rd Ave. S., Ste. 900	
Nashville TN 37209	Nashville, TN 37201	

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, Mark A. Hayes and wife, Dawn M. Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emily Lamb and husband, Travis Lamb, 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, 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 & 75, Register's Office for said County.

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 Mark A. Hayes and wife, Dawn M. Hayes by deed from Peggy Burkhalter, dated November 30, 2011, recorded December 5, 2011 in Instrument No. 20111205-0094822, Register's Office for Davidson County, Tennessee.
(*)
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.

This property is improved property known as 5209 Illinois Avenue, Nashville, TN 37209

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.

(*) THIS instrument is being executed in behalf of pursuant to a Power of Attorney executed by same on the 20th day of March, 2012, being filed for record in Instrument No. 20120329-0026585, and being recorded simultaneously herewith.

WITNESS my hand this 28th day of March, 2012.

Mark A. Hayes

Dawn M. Hayes by [illegible], 91P
Dawn M. Hayes
By: Mark A. Hayes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 28th day of March, 2012.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mark A. Hayes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Dawn M. Hayes and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 28th day of March, 2012.

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: 2/11/2013

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON