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 ~~$50,000.00~~ $58,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2012

Notary Public
My commission expires: ~~02/11/15~~

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

Davidson County DEEDWARR
Recvd: 04/23/12 16:06 2 pgs
Fees:13.00 Taxes:214.60
20120423-0034707

03-1201-37495

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Hayes	New Owner	091-07-0 238.00
73 White Bridge Road, Suite 103, #135		
Nashville TN 37205		

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, Teresa L. Vanatta, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Hayes, 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 Lots No. 806 and 808 of Block 139, on Plan No. 1 West Nashville, of record in Book 57, Pages 74 and 75, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa L. Vanatta by Trustee's Quitclaim Deed from Jeanne Burton Gregory, Trustee, as Trustee for John W. Barton and Victoria Lynn Barton dated August 23, 2001, recorded October 22, 2001 in Instrument No. 20011022-0114643, Register's Office for Davidson County, Tennessee, and by deed from Alfred Wayne Barton, Tommy Ray Barton, Larry Joe Barton, Kathy Jane Sparks, and Paulette H. Fuqua, dated August 31, 2001, recorded October 22, 2001 in Instrument No. 20011022-0114644, 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 4903 Kentucky 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.

WITNESS my hand this 20th day of April, 2012.

Teresa L. Vanatta

Teresa L. Vanatta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 20th day of April, 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

CERTIFICATION
I, Thomas B. Luck, do hereby make oath that I am 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.

Thomas B. Luck

State of Tennessee; County of Davidson
On this 25th day of April, 2012, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Thomas B. Luck, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick My Commission Expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015