BILL GARRETT, Davidson County
Trans:T20120066579 DEEDWARR
Recvd: 09/05/12 14:28 2 pgs
Fees:13.00 Taxes:486.92
20120905-0080297

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 131,600.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2012.

Notary Public

My commission expires: 4/20/15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARILYN B JORDAN	**Franklin American Mortgage**	**064110A02500CO**
408 NORTH CAMERON COURT	**501 Corporate Centre Drive #400**	
HERMITAGE, TN 37076	**Franklin, Tn 37067**	

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 ACKNOWLEDGE, WE,

OSCAR C HAYS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARILYN B JORDAN , an unmarried woman

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 25, ON THE PLAN OF CALEB CHASE, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 6250, PAGES 821 & 822, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO OSCAR C HAYS AND WIFE, CHALLYE SUE HAYS FROM KATHY D SLOAN, UNMARRIED BY WARRANTY DEED DATED 6/14/04, AND RECORDED 6/16/04 IN INSTRUMENT NO. 20040616-0071482, SAID REGISTER'S OFFICE. CHALLYE SUE HAYS HAVING SINCE DIED ON MAY 8, 2011.

POWER OF ATTORNEY FOR OSCAR C. HAYS OF RECORD IN INSTRUMENT NO. 20120403-0028312, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 6250, Pages 821 & 822, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Declaration of Covenants, Conditions and Restrictions of record in Book 6777, page 453, and as corrected in Book 6783, page 805, as amended and restated in Book 7189, page 553 and Instrument No. 20100603-0043191, said Register's Office.

Charter for Homeowners' Association of record in Book 6927, page 370, as amended in Book 8109, page 791, said Register's Office.

Quitclaim Deed to Homeowners' Association for Common Area of record in Book 7242, page 554, said Register's Office.

Storm Water Detention Agreement of record in Book 6548, page 557, said Register's Office.

This is improved (__X__) unimproved (____) property known as 408 NORTH CAMERON COURT, 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 in 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 my/our hand(s) this 31st day of August, 2012.

Oscar C Hays by Deborah Denning, its Attorney in Fact

OSCAR C HAYS
By: DEBORAH DENNING, AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **DEBORAH DENNING,** to me known to be the person who executed the foregoing instrument on behalf of **OSCAR C. HAYS,** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **OSCAR C. HAYS.**

Witness my hand and official seal this 31ST day of August, 2011.

Notary Public
My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013