WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of September, 2012

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(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:
Thomas Michael Hayes	NEW OWNER	Parcel ID:
516 Dutchmans Dr.		07507014600
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

VOA Property Corp. of Louisville, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thomas Michael Hayes and wife, Young-Hui Hayes
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. 209, on the Plan of the Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, 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 VOA Property Corp. of Louisville, Inc. by deed from Evelyn N. Hinton and Bobby Edward Winfrey, of record in Instrument 20020805-0093927, dated August 2, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4793, Page 157; Book 5545, Page 321; Book 4849, Page 767; Book 6017, Page 179; and Book 5028, Page 357, 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 4675, Page 140, 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 516 Dutchmans Dr., 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 my hand this 10th day of September, 2012.

VOA Property Corp. of Louisville, Inc.

BY: _____
Thomas O. George
Chief Financial Officer

BILL GARRETT, Davidson County
Trans:T20120069166 DEEDWARR
Recvd: 09/14/12 09:03 2 pgs
Fees:13.00 Taxes:351.50

20120914-0083412

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas O. George with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Financial Officer respectively of the VOA Property Corp. of Louisville, Inc. the within named bargainer, and corporation, and that he/she as such Chief Financial Officer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas O. George as such Chief Financial Officer.

Witness my hand and official seal this 10th day of September, 2012.

My Commission Expires: 7-31-15

Bay Baltes
Notary Public

Notary Public
Bay Baltes
State-at-Large, Kentucky
My Commission Expires 7-31-2015