**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20130010111 DEEDWARR
Recvd: 02/06/13 08:57 2 pgs
Fees:13.00 Taxes:29.60
20130206-0012152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY of **January, 2013**

Notary Public

MY COMMISSION EXPIRES: 12-10-15
(AFFIX SEAL)

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joel Wyatt | New Owner | 07107003800 |
| (NAME) | (NAME) | |
| 4777 Harpeth Peytonsville Road | | |
| (ADDRESS) | (ADDRESS) | |
| Thompsons Station, TN 37179 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Donald Day and Michelle Day**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joel Wyatt, a married person** hereinafter called the Grantee, his 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 the easterly 50 feet of Lot No. 109 on the Map of J. B. Haynie's Oriental Subdivision, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald Day and Michelle Day by Warranty Deed from Wilma Jean Taylor dated September 21, 2006 of record in Instrument No. 20061005-0123947, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantors herein. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved X
This is improved ☐ property, known as 214 Queen Avenue, Nashville, TN 37207

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, has 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 **24th** day of **January, 2013**

Donald Day

**Donald Day**

Michelle Day by Donald Day attorney in Fact

**Michelle Day by Donald Day Attorney In Fact**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Donald Day and Michelle Day**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **January, 2013**

Laurie M Harris

Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald Day, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michelle Day, as her Attorney In Fact, under Power of Attorney bearing Instrument No. #_____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Michelle Day, under said Power of Attorney.

#20130206-0012151

Witness my hand and official seal at office in Franklin, Tennessee, this the 24th day of January, 2013.

Laurie M Harris

Notary Public

My Commission Expires:

12-10-16

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY