WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130041433 DEEDWARR
Recvd: 05/17/13 13:53 2 pgs
Fees: 13.00 Taxes: 484.70

20130517-0050076

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard S Hurley	Same	17208001300
(NAME)	(NAME)	
6016 Hawkdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-6802		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Martin Hayes and Evangelie L. Hayes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard S Hurley, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 19 on the Plan of Forest Acres Estates, Section One, as of record in Plat Book 3700, Page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Martin Hayes and wife Evangelie Hayes by Deed from Metropolitan Housing, LTD as of record in Book 6366, Page 226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters per Plat appearing of record in Plat Book 3700, Page 2, (2) Restrictive covenants contained in an instrument of record in Book 3874, Page 704, and (3) Sanitary Sewer and Storm Drainage Easement of record in Book 7672, Page 974, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6016 Hawkdale Drive, Nashville, TN 37211-6802
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of May, 2013.

Martin Hayes

Evangelie L. Hayes 05-14-2013

State of Tennessee
County of Williamson

Personally appeared before me Martin Hayes and Evangelie L. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2013.

Notary Public Chris Jackson
My Commission Expires: May 11, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067