Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2013.

Notary Public
My commission expires: 3.21.2016

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20130048284 DEEDWARR
Recvd: 06/10/13 14:08 2 pgs
Fees:13.00 Taxes:736.30
20130610-0058782

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Hayes	FirstBank	06104012000
4711 Tanglewood Drive	3500 Blue Lake Dr #325	
Nashville, TN 37216	Birmingham, AL 35243	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Schultz, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph Hayes and wife, Jocelin Hayes,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Mrs. McGaughey's Subdivision of part of Tract 3 of A.J. McGaughey's Second Hayesboro Subdivision, not of record, described according to a survey made by John Kohl, Surveyor, September 9, 1968, as follows:

BEGINNING on the westerly margin of Tanglewood Drive, at the southeasterly corner of the property conveyed to James B. Gleaves and wife, by deed from D.L. Jensen and wife, of record in Book 1536, page 517, Register's Office for said County, being the corner of Lots Nos. 1 & 19; thence with the lines between said two lots, westwardly 109 feet to the comer of Lots Nos. 1, 2, 19; thence with the line between Lots Nos. 2, 3, 4, and 19, southwestwardly 265 feet to the corner of Lots Nos. 4, 6, 7, 18, and 19; thence with the line between said Lots Nos. 18 and 19, eastwardly 298 feet to the westerly margin of Tanglewood Drive; thence with the same, northwardly 115 feet to the beginning.

Being the same property conveyed to James Schultz and Jacque Schultz by Warranty Deed from Kent Allen Willgues, Jr., unmarried, dated July 14, 2008 and recorded in Instrument No. 20080716-0073070, Register's Office for Davidson County, Tennessee. Jacque Schultz quitclaimed her interest to James A. Schultz by Quitclaim deed dated February 8, 2012 and recorded in Instrument No. 20120216-0013790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4711 Tanglewood Drive, Nashville, TN 37216

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 5 day of June, 2013.

James A. Schultz

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Schultz,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of June, 2013.

Kathryn Kleist
Notary Public

My Commission expires: 4-20-14

KATHRYN KLEIST
Notary Public
State of Wisconsin

FILE NO: 2013042537