BILL GARRETT, Davidson County
Trans:T20130077839 DEEDWARR
Recvd: 09/09/13 11:33 2 pgs
Fees:13.00 Taxes:617.90

20130909-0094870

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August 2013.

Notary Public
My commission expires: 11/13/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindsay Ann Hayes 1024 Mansfield Avenue Nashville, TN 37206	F&M Bank PO Box 451 Clarksville, TN 37041-0451	08305017200

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, **Phillip Lehner and wife, Hannah Lehner,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lindsay Ann Hayes, a single woman, and Mary Ann Werner, a married woman,** 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 a certain Lot or Parcel of land identified as Parcel 172 of the resubdivision of Tract No. 2 on the Plan of the Mary O'Donnell Lands, of record in Plan Book 2, Page 37, Chancery Court at Nashville according to a survey by Ray G. Cole, surveyor No. 924, dated January 7, 1985, as follows: Beginning at a point in the southerly margin of Mansfield Avenue, said point being the original northwest corner of Tract 2 of the Subdivision of the Mary O'Donnell lands of record in Plat Book 2, Page 37, Chancery Court at Nashville; thence with the southerly margin Of Mansfield Ave., south 83 degrees 58 minutes 32 seconds East 40.0 feet to an iron pin; thence south 6 degrees 47 minutes, 47 seconds west 181.05 feet to an iron pin in the northerly margin of an alley; thence with the said margin of said alley north 84 degrees 40 minutes, 48 seconds West 40 feet to an iron pin; thence North 6 degrees 44 minutes 36 seconds East 181.54 feet to an iron pin to the point of beginning.

Being the same property conveyed to Phillip Lehner and Hannah Lehner, husband and wife by Deed from Peter Shockey and Stowe Shockey of record at Instrument No. 200703260035839, Register's Office for Davidson County, Tennessee, dated February 20, 2007 and recorded on March 26, 2007.

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 1024 Mansfield Avenue, Nashville, TN 37206

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 30th day of August, 2013.

Phillip Lehner

Hannah Lehner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of August, 2013.

Notary Public

My Commission expires: 11-24-13

FILE NO: 2013082728

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY