Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael F. Hays, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Narcum, unmarried and Krista Allred, unmarried, Joint Tenants with Right of Survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 2069, together with the appurtenant interest in the common elements of Fairsted park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225 and amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael F. Hays by deed from Craig Hodges, unmarried, dated July 16, 2004, of record as Instrument No. 20040728-0090049 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2069 Stokes Lane, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of August, 2013.

Michael F. Hays

BILL GARRETT, Davidson County
Trans:T20130078366 DEEDWARR
Recvd: 09/10/13 12:29 2 pgs
Fees:13.00 Taxes:997.15
20130910-0095515

State of Tennessee)
County of Davidson)

On this 30th day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael F. Hays, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

POSTON-WILLIAMSON ANGELA Y. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of August, 2013.

Notary Public

My Commission Expires:

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Andrew Narcum 2069 Stokes Lane Nashville, TN 37215	New Owner	117-7-M-13