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

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130080062 DEEDWARR
Recvd: 09/16/13 15:09 3 pgs
Fees:18.00 Taxes:869.50
20130916-0097357

ADDRESS NEW OWNER:
Stephen P. Mayer
3037 Smith Springs Road
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 E. Walker Springs Lane, Suite 200
Knoxville, TN 37923

MAP **136**
GROUP
PARCEL 134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wayne S. Hazlewood and wife, Cheryl A. Hazlewood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Stephen P. Mayer and Kaley A. Mayer, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A" for a complete legal description

Being the same property conveyed to Wayne S. Hazlewood and wife, Cheryl A. Hazlewood by deed dated from C. Anthony Edwards, Executor of the Estate of Elizabeth C. Cambell, dated 6/26/02 and recorded 7/2/02 of record in Instrument No. 20020702-0079263, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **3037 Smith Springs Road, Antioch, Tennessee 37013.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **12th** day of **September, 2013.**

Wayne S. Hazlewood
by: Thomas I. Bottorff Attorney in Fact

Wayne S. Hazlewood by Thomas I. Bottorff, Attorney in Fact

Cheryl A. Hazlewood
by: Thomas I. Bottorff Attorney in Fact

Cheryl A. Hazlewood, by Thomas I. Bottorff, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas I. Bottorff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Wayne S. Hazlewood and wife, Cheryl A. Hazlewood**, the bargainors, and that as said Attorney in Fact, he executed the within Deed on their behalf for the purposes therein contained by signing the names of **Wayne S. Hazlewood and wife, Cheryl A. Hazlewood**, as their free act and deed..

WITNESS my hand and official seal this 12th day of September, 2013.

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

Lisa Shepard
AFFIANT

Subscribed and sworn to before me on this 12th day of September, 2013.

Connie J. Buchanan
NOTARY PUBLIC

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

My Commission Expires: 6/15/14

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin on the south margin of New Smith Springs Road that is 60 feet easterly of the common line between the United States of America and the Hugh W. Lusk property, and proceeding as follows: with the southerly margin of New Smith Springs Road in an easterly direction and a 686.2 foot radius curve to the right a distance of 296.9 feet to an iron pin; thence south 51 deg. 36' east a distance of 25.85 feet to an iron pin; thence south 32 deg. 59' west a distance of 467.0 feet to an iron pin; thence north 81 deg. 14' west a distance of 309.0 feet to an iron pin; thence north 50 deg. 57' east a distance of 296.5 feet to an iron pin; thence north 8 deg. 14' east a distance of 306.35 feet to the point of beginning, as per survey by Turner Engineering Company, dated July 2, 1968.

BEING the same property conveyed to Wayne S. Hazlewood and wife, Cheryl A. Hazlewood by deed dated 06/26/2002 from C. Anthony Edwards, Executor Estate of Elizabeth B. Campbell and filed of record on 07/02/2002 in Instrument # 20020702-0079263, Register's Office for Davidson County, Tennessee.