BILL GARRETT, Davidson County
Trans:T20130081008 DEEDWARR
Recvd: 09/18/13 14:47 2 pgs
Fees:13.00 Taxes:566.10
20130918-0098491

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Thomas M. Hayes
1233 Jackson's View Road
Hermitage, TN 37076

MORTGAGEE
None

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 086-07-0-A
PARCEL 021.00 CO

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 considerations, the receipt of which is hereby acknowledged, I/we, **Terri Lynn Davis, Executrix of The Estate of Thomas J. Birmingham,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas M. Hayes and wife, Young Hui Hayes,** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Bret Ridge Subdivision, of record in Book 6900 page 121, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Thomas J. Birmingham and wife, Selenia M. Birmingham, by Warranty Deed from Michael R. Field, dated January 30, 1998 and filed of record in Book 10790, Page 983, Register's Office for Davidson County, Tennessee. The said Selenia M. Birmingham died on March 20, 2013, leaving the said Thomas J. Birmingham as the surviving tenant by the entirety. The said Thomas J. Birmingham died on April 27, 2013 and the property is conveyed by Terri Lynn Davis, Executrix pursuant to the terms of his Last Will and Testament and Probate Court Order as of record in Case No. 13P1206, in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 7030, Page 527, and First Amendment in Book 7047, Page 171; Sewer Easement of record in Book 5649, Page 458; Electrical Service Agreement of record in Book 5625, Page 287; Storm Water Detention Agreement of record in Book 7009, Page 940; Quitclaim Deed to Bret Ridge Homeowners Association for Open Space of record in Book 7052, Page 305; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 6900, Page 121, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1233 Jackson's View Road Hermitage, TN 37076.**

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 we do covenant with the said Grantees 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 Grantees, 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 27th day of August, 2013.

Terri Lynn Davis, Executrix

Terri Lynn Davis, Executrix of The Estate of
Thomas J. Birmingham

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 27th day of August, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $153,000.00

AFFIANT

Subscribed and sworn to before me this 27th day of August, 2013.

NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/15