BILL GARRETT, Davidson County
Trans:T20130081298 DEEDWARR
Recvd: 09/19/13 12:47 2 pgs
Fees:13.00 Taxes:832.50
20130919-0098817

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is 225,000.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2013.

Notary Public Kimie Perry

My commission expires: May 3, 2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHELLE MAYES RICHARD MAYES	FirstBank	109050A00200CO
1004 WEMBERTON PLACE	6131 Shallowford Road Suite 102	
NASHVILLE, TN 37214	Chatanooga, TN 37421	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

MICHAEL F. NOVOTNY, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard W. Mayes and Michelle L. Mayes, 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:

BEING LOT NO. 71, ON THE PLAN OF PHASE 4, LAKERIDGE, OF RECORD IN PLAT BOOK 8250, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR AMORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL F. NOVOTNY, AN UNMARRIED MAN, BY WARRANTY DEED FROM GEORGE A. MADDUX AND WIFE, LINDA K. MADDUX, DATED 04/09/2013 RECORDED ON 04/15/2013 IN INSTRUMENT NO. 20130415-0036955 SAID REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE A. MADDUX AND WIFE, LINDA K. MADDUX BY WARRANTY DEED FROM FRANK BATSON HOMES, INC. 12/12/1997 RECORDED ON 12/18/1997 IN RECORD BOOK 10727 PAGES 660-662 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1004 WEMBERTON PLACE, NASHVILLE, TN 37214.

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 in 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 my/our hand(s) this 13th day of September, 2013.

MICHAEL F. NOVOTNY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL F. NOVOTNY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013.

PAMELA B. MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
September 20, 2016
STATE OF TENNESSEE

Notary Public

My Commission Expires:_____