BILL GARRETT, Davidson County
Trans:T20130106037 DEEDWARR
Recvd: 12/20/13 10:36 2 pgs
Fees:12.00 Taxes:495.80

20131220-0128654

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $134,000.00.

Affiant

Subscribed and sworn before me this the 12th day of December, 2013.

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sarah Mays	F&M Bank	84-14-95
207 Theodore Road	10 Cadillac Drive, Ste 100	
Nashville, TN 37214	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHELLE HIATT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARAH MAYS AND BRETT MAYS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 61 on the plan of Walnut Grove, as of record in Plat Book 2133, page 87, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Michelle Hiatt by The Secretary of the Department of Housing and Urban Development of record in Instrument No. 20130725-0077325; dated July 11, 2013; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Secretary of the Department of Housing and Urban Development by Substitute Trustee's Deed of record in Instrument No. 20130408-0034275; dated October 16, 2012; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 207 Theodore Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 12th day of December, 2013.

Michelle Hiatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle Hiatt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2013.

My commission expires: 9/9/14

Notary Public

