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

This instrument prepared by ~~and Record and Return to:~~
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1278**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/10/2013**, by and between **Louise A. Bucolo, and Fisiwe Desiree Kies,** parties of the first part, and **Robert C. Hayes and Diana D. Hayes, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee Being Lot No. 07, on the Plan of Section Six, Addition to Westchase of record as Instrument Number 20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Louise A. Bucolo, unmarried and Fisiwe Desiree Kies, unmarried, Joint Tenants In Common, with Rights of Survivorship, by deed from NVR, Inc., a Virginia Corporation T/V Fox Ridge Homes, dated 09/29/2005 of record in Instrument Number 20051005-0120112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **114-7B-039.00**
☒ Improved **1413 West Running Brook Road, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20130106846 DEEDWARR
Recvd: 12/26/13 09:54 2 pgs
Fees:13.00 Taxes:1045.25
20131226-0129743

WITNESS the signature of the party of the first part of the day and year first above written.

Louise A. Bucolo

Fisiwe Desiree Kies

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Louise A. Bucolo and Fisiwe Desiree Kies** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of December, 2013..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Robert C. Hayes and Diana D. Hayes**

and Address: **1413 West Running Brook Road, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$282,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of December, 2013..

Notary Public

My Commission Expires: 6/15/14

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