RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140000580 DEEDWARR
Recvd: 01/03/14 10:48 2 pgs
Fees:13.00 Taxes:314.50
20140103-0000763

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 23 rd day of December, 2013.

Notary Public
My commission expires: April 12, 2015

02-1311-48821

Address of New Owner:	Send Tax Bills to:	Tax Information
Don Hays	Don Hays	118-08-0 028.00
5205 Close Circle	5205 Close Circle	
Nashville TN 37205	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vin-Bar Construction, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Don Hays, hereinafter called the Grantees, their successors 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. 116, on the Plan of Grandview Heights, of record in Plat Book 161, Page 14-15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vin Bar Construction, LLC a Tennessee limited liability company, by deed from Seelig Properties, a Tennessee general partnership dated March 11, 2011 recorded March 14, 2011 of record in Instrument No. 20110314-0019928, said Register's Office. Corrected by Affidavit of Scrivener's Error of record in Instrument No. 20110401-0025253, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 2307 Winford Ave, Nashville, TN 37211

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 20th day of December, 2013.

Vin-Bar Construction, LLC

By: _____
Barton Stump, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Barton Stump, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Vin-Bar Construction, LLC, a limited liability company, and that he is authorized by Vin-Bar Construction, LLC to execute this instrument on its behalf

Witness my hand in Brentwood, TN, this 20th day of December, 2013.

_____
State of Tennessee at Large

My Commission expires 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON