PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Regal Homes Co. | Same | Map Id: 082 07 0 314.00 |
| 290 Ed Harris Road | | |
| Ashland City, TN 37015 | | |

# WARRANTY DEED

For and in consideration of the sum of **THIRTY FIVE THOUSAND DOLLARS ($35,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, We, **OLLIE L. PACE, TERESA CARTER, and the ESTATE OF DONALD R. HAYES by and through his authorized Executrix, TERESA CARTER**, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **REGAL HOMES CO. a Tennessee Corporation**, GRANTEE herein, Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Map of Payne Blakemore and Cummings Addition, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of South 13th Street, and runs back between parallel lines, 161 feet to an alley.

Being the same property conveyed to Donald R. Hayes and wife Ollie L. Hayes by deed of record in Book 4571, page 967, Register's Office for Davidson County, Tennessee. The said Donald R. Hayes and wife Ollie L. Hayes having since divorced on or about June 28, 1982, vesting title as tenants in common, the decree of Divorce is of record as Instrument Number 20110429-0033001, said Register's Office. The said Donald R. Hayes having since died testate on or about January 29, 2013, his will being probated as Case Number P-2274 Probate Clerks Office for Chatham County, Tennessee, devised his interest in the subject property to Teresa Hayes Carter.

Ollie L. Pace and Ollie L. Hayes being one in the same. Teresa Hayes and Teresa Hayes Carter being one in the same.

The Last Will and Testament of Donald R. Hayes having been recorded as Instrument Number: 20140128-0007733, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, Their heirs and assigns, forever. And We do covenant with the said GRANTEE 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 and to the said GRANTEE, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140006407 DEEDWARR
Recvd: 01/28/14 13:13 3 pgs
Fees:18.00 Taxes:129.50
20140128-0007734

Witness our hands this 24 day of January, 2014.

Ollie L. Pace
**OLLIE L. PACE**

**State of Tennessee )**
**County of Cheatham )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **OLLIE L. PACE**, 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 at Ashland City, Tennessee, this the 24 day of January, 2014.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**NOTARY PUBLIC**
My Commission Expires: 9/13/17

Teresa Carter
**TERESA CARTER**

**State of Tennessee )**
**County of Cheatham )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERESA CARTER**, 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 at Ashland City, Tennessee, this the 24 day of January, 20

**NOTARY PUBLIC**
My Commission Expires: 9/13/17

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Teresa Carter Executrix
**TERESA CARTER**
**EXECUTRIX**
**ESTATE OF DONALD R. HAYES**

**State of Tennessee )**
**County of Cheatham )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERESA CARTER as Executrix of the Estate of Donald R. Hayes**, 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 at Ashland City, Tennessee, this the 24 day of January, 2014.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**NOTARY PUBLIC**
My Commission Expires: 9/13/17

**State of Tennessee )**
**County of Cheatham )**

The actual consideration for this transfer or value of property (whichever is greater) is $35,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

**AFFIANT**

Sworn to and subscribed before me this the 27 day of January, 2014.

SPENCER HAMLIN
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

**NOTARY PUBLIC**
My Commission Expires: 9/13/14