BILL GARRETT, Davidson County
Trans:T20140012928 DEEDWARR
Recvd: 02/25/14 09:30 2 pgs
Fees:13.00 Taxes:425.50
20140225-0015917

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20130223

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of February, 2014.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ernest L. Hayes	Freedom Mortgage Corporation	059.06-0-087.00
705 Roman Drive	907 Pleasant Valley Avenue, Suite 3	
Nashville, TN 37207	Mount Laurel, NJ 08054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nelson Holt, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ernest L. Hayes, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Ewing Valley, Section 2, of record in Plat Book 4300, page(s) 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nelson Holt from Amy Smith, Substitute Trustee by Substitute Trustee's Deed dated May 26, 2004 and recorded May 28, 2004 in Instrument #200405280062994, Register's Office for Davidson County, Tennessee.

Property address known as: 705 Roman Drive, Nashville, Tennessee 37207.

( ) unimproved
This is (X) improved property know as 705 Roman Drive, Nashville, TN 37207.

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, the GRANTORS, 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 that 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 to the said GRANTEE, 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 21st day of February, 2014

Nelson Holt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Nelson Holt , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Williamson, Tennessee, this 21st day of February, 2014.

Notary Public
My Commission Expires: 6-28-15

