WARRANTY DEED

B-JH-13-710

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Frank Hayes	Wells Fargo Bank, NA	
10220 Braemar Way	(NAME) 2801 4th Avenue S. 2nd Floor	
(ADDRESS) Grass Valley, CA 95949	(ADDRESS) Minneapolis, MN 55408	42-3-110.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHRYN F. HENRY, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANK HAYES AND THRESA HAYES, HUSBAND AND WIFE , 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:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, SURVEYOR, DATED NOVEMBER 10, 1960, AS FOLLOWS:BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RONNIE ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO J. C. THOMPSON AND WIFE, OF RECORD IN BOOK 3166, PAGE 289, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE MARGIN OF SAME, NORTH 5 DEG. WEST 141 FEET TO AN IRON PIN WHICH IS 20.48 FEET SOUTH OF A CONCRETE MONUMENT; THENCE NORTH 85 DEG. EAST 215 FEET TO AN IRON PIN; THENCE SOUTH 49 DEG. 17 MIN. EAST 197 FEET TO A POINT; THENCE SOUTH 85 DEG. WEST ALONG THE NORTH LINE OF THE THOMPSON PROPERTY 352.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. HENRY AND WIFE, KATHRYN F. HENRY BY WARRANTY DEED FROM CASTLEMAN CONSTRUCTION COMPANY, RECORDED ON THE 16TH DAY OF JANUARY, 1962 IN DEED BOOK 3338, PAGE 167, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES W. HENRY HAVING DIED MAY 26, 1994 LEAVING PROPERTY TO SPOUSE, KATHRYN F. HENRY AS SOLE OWNER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 710 Ronnie Road, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140020881 DEEDWARR
Recvd: 03/28/14 11:03 2 pgs
Fees:13.00 Taxes:591.63

20140328-0025735

Witness my/our hand(s) this 26th day of March, 2014.

Kathryn F. Henry by Loy Carney, Attorney In Fact

Kathryn F. Henry by Loy Carney,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LOY CARNEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHRYN F. HENRY and who acknowledged he executed the same as the free act and deed of the said KATHRYN F. HENRY.

Witness my hand and official seal, this the 26th day of March, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903