BILL GARRETT, Davidson County
Trans:T20140021470 DEEDWARR
Recvd: 03/31/14 15:24 2 pgs
Fees:13.00 Taxes:416.25
20140331-0026463

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Steve N. Santos
3360 Lakeside Place
Hermitage, TN 37076

SEND TAX BILL TO:
Franklin Synergy Bank
3301 Aspen Grove Drive, Ste. 200
Franklin, TN 37067

MAP/PARCEL 086-13-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Stephen A. Hiles and wife, Shirley Hiles,** has this day bargained and sold, and does hereby transfer and convey unto **Steve N. Santos, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76B on the Plan of Lakeside Woods, Section 2, Zone Lot Division Lots 76, 77, 80 of record in Plat Book 6200, Page 461, and amended in Plat Book 6900, page 625, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen A. Hiles, unmarried by Warranty Deed from Nancy Ali Pierre, a married woman of record at Instrument No. 20021211-0152536, Register's Office for Davidson County, Tennessee, dated November 25, 2002 and recorded on December 11, 2002.

This is improved property known as: **3360 Lakeside Place, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6200, page 461, and amended in Book 6900, Page 625, and restrictions in Book 6564, page 740, Book 7347, Page 82 and Book 6900,

Page 269, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of March, 2014.

Stephen A. Hiles

Shirley Hiles

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Stephen A. Hiles and Shirley Hiles,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of March, 2014.

NOTARY PUBLIC

GREGORY W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Commission Expires December 5, 2017

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $112,500.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of March, 2014.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/16