BILL GARRETT, Davidson County
Trans:T20140022170 DEEDWARR
Recvd: 04/02/14 13:19 2 pgs
Fees:13.00 Taxes:429.20

20140402-0027376

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2014.

Notary Public
My commission expires: 04/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

05-1402-66214

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Lance Ivey	Magna Bank	043-06-0-052.00
305 Singer Drive	6525 Quail Hollow Road, Suite 300	
Madison TN 37115	Memphis, TN 38120	

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, Dale Hire, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Lance Ivey, an unmarried man, 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. 83, on the Plan of Madison Park, a Resubdivision of Lots 81-82, and 83, Madison Park, Section 2, of record in Book 4300, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald D. Mayfield, a married man by deed from Edward E. Veard and wife, Marie A. Veard, dated March 27, 1998, recorded April 2, 1998, of record in Book 10868, Page 678, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to American Consulting Corporation by Substitute Trustee of the Rubin Lublin Suarez Serrano, TN, LLC, Substitute Trustee, dated August 28, 2013, recorded September 11, 2013, of record in Instrument No. 20130911-0095784, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dale Hire by Quitclaim Deed from American Consulting Corporation, dated September 18, 2013, recorded September 18, 2013, of record in Instrument No. 20130918-0098371, Register's Office for Davidson County, Tennessee.

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 improved property known as 305 Singer Drive, Madison, TN 37115

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 31st day of March, 2014.

Dale Hire

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dale Hire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of March, 2014.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

