WARRANTY DEED

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$251,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-22-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark T. Czecholinski and Martha J. Czecholinski,	Regions Bank d/b/a Regions Mortgage	**009-076.01**
(NAME)	(NAME)	
7638 Ridgewood Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terry L. Hayes and wife, Brenda Hayes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark T. Czecholinski and Martha Czecholinski, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 2 on the plan of Reeder Subdivision of record in Book 9700, Page 42, Register's Office for Davidson County, Tennessee. Beginning at an iron road in the eastern right of way of Ridgewood Road and being a common corner with the Durocher property as of record in Deed Book 8941, Page 248, R.O.D.C.; Thence leaving said right of way, wand with the Durocher property line generally following a fence line, S 80 deg 44' 00" E a distance of 414.23 ft to an iron rod and fence post; Thence generally following a fence line, S 08 deg 03' 36" W a distance of 470.09 ft to an iron rod and being a common corner with the Hinshaw Property as of record in Deed Book 9447, Page 69, R.O.D.C.; Thence with the Hinshaw property line and generally following the bottom of a ravine, N 88 deg 12' 08" W a distance of 123.00 ft to an iron rod; Thence, continuing with the ravine, S 63 deg 17' 52" W a distance of 180.00 ft to an iron road; Thence continuing with the ravine, S 51 deg 17' 52" W a distance of 171.00 ft to an iron rod; Thence, continuing with the ravine, S 40 deg 47' 52" W a distance of 128.20 ft to an iron rod being in the eastern right of way of Ridgewood Road; Thence, with the eastern right of way of Ridgewood Road the following calls; Thence with a curve to the right having a radius of 627.28 ft and a length of 108.07 ft to an iron rod; Thence, N 16 deg 40' 19" W a distance of 74.82 ft to an iron rod; Thence with a curve to the right having a radius of 251.50 ft and a length of 143.65 ft to an iron rod; Thence with a curve to the right having a radius of 901.26 feet and a length of 60.50 ft to an iron rod being at the old property line of Hayes and Reeder; Thence with a curve to the right having a radius of 901.26 ft and a length of 89.67 ft to an iron rod; Thence N 31 deg 05' 14: E a distance of 38.11 ft to an iron rod; Thence leaving said right of way, S 74 deg 16' 46" E a distance of 442.35 ft to an iron road; Thence, N 08 deg 03' 36" E a distance of 219.55 ft to an iron rod; Thence, N 74 deg 16' 46" W a distance of 366.73 ft to an iron rod being in the eastern right of way of Ridgewood Road; Thence with the right of way and with a curve to the left having a radius of 603.72 ft and a length of 139.09 ft to the Point of Beginning and containing therein 4.86 acres or 211,688 square ft more or less.

The above description contains a 50 ft drainage easement, a 10 ft by 30 ft Field Line Easement and a 5 ft by 20 ft Anchor Easement. For general location see Plat Book 9700, page 42, in the Register's Office of Davidson County.

Being the same property conveyed to Terry L. Hayes and wife, Brenda Hayes by deed dated September 18, 1996 from Gilbert Wayne Reeder of record in Book 10198, Page 600, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7638 Ridgewood Road, Goodlettsville, TN 37072**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140038746 DEEDWARR
Recvd: 06/03/14 11:58 2 pgs
Fees:13.00 Taxes:928.70

20140603-0047833

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 30th day of May, 2014.

Terry L. Hayes

Brenda Hayes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Terry L. Hayes and wife, Brenda Hayes with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

