BILL GARRETT, Davidson County
Trans:T20140044859 DEEDWARR
Recvd: 06/24/14 16:08 2 pgs
Fees:13.00 Taxes:466.20
20140624-0055283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 126,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2014.

Notary Public

My commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **MARK PERSAUD**<br>**AJAY SINGH** | **SWBC MORTGAGE CORPORATION** | **091050C66600CO** |
| **666 VERNON AVENUE** | **5055 MARYLAND WAY SUITE 200** | |
| **NASHVILLE, TN 37209** | **BRENTWOOD, TN 37027** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**CRYSTAL D. HAYES, MARRIED ( FKA CRYSTAL D. TAYLOR, UNMARRIED )**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MARK PERSAUD and AMELIA PERSAUD, HUSBAND AND WIFE and AJAY SINGH, AN UNMARRIED MAN**

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:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 666 on the plan of Vernon Avenue Townhomes, a horizontal property regime with private elements, of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061024-0131877, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO CRYSTAL D. TAYLOR, UNMARRIED BY WARRANTY DEED FROM SUE RABIN, UNMARRIED DATED 02/24/10 AND RECORDED ON 03/30/10 IN INSTRUMENT NO 20100330-0023520, SAID REGISTER'S OFFICE FOR SAID COUNTY. CRYSTAL D. TAYLOR IS NOW KNOWN AS CRYSTAL D. HAYES. CLAYTON LAMONT HAYES HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 666 VERNON AVENUE, NASHVILLE, TN 37209.

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 in 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 my/our hand(s) this 29th day of April, 2014.

CRYSTAL D. HAYES

**CLAYTON LAMONT HAYES**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, CRYSTAL D. HAYES AND CLAYTON LAMONT HAYES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2014.

Notary Public

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY