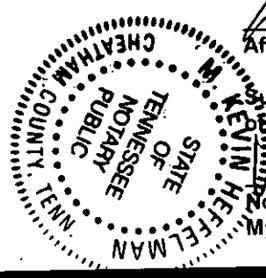
Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $187,929.50

Affiant

Subscribed and sworn to before me, this 12th day of September, 2014.

Notary Public
My commission expires: 9/29/2014



06-1408-75784

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelly Fay Bayliss 2316 Willesden Green Court Hermitage TN 37076	OASPL New Owner	086-08-0-A-051.00-CO

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, Nicholas Hayes and wife, Laura Hayes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly Fay Bayliss, unmarried, 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. 452, on the Plan of Camden Woods, Phase III-A, of record in Book 7900, Page 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Hayes, unmarried by deed from Timothy C. Zaffino and Angela Zaffino, husband and wife, dated December 17, 2010, recorded December 21, 2010, of record in Instrument No. 20101221-0101599, Register's Office for Davidson County, Tennessee. Laura Hayes joins in this conveyance to transfer any interest she may have in said property.

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 2316 Willesden Green Court, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans:T20140068718 DEEDWARR
Recvd: 09/15/14 13:36 2 pgs
Fees:13.00 Taxes:695.34
20140915-0084290

WITNESS my hand this 12th day of September, 2014.

Nicholas Hayes By Laura Hayes as attorney in fact for Nicholas Hayes

Nicholas Hayes By Laura Hayes as Attorney in Fact for Nicholas Hayes

Laura Hayes

Laura Hayes

STATE OF TEXAS
COUNTY OF Travis

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

Witness my hand in Austin, TX, this 11 day of September, 2014.

Notary Public

My Commission expires 10/03/17

JACK COOK
Notary Public, State of Texas
My Commission Expires
October 03, 2017

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Laura Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Nicholas Hayes and that she is authorized by Nicholas Hayes to execute this instrument on his behalf.

Witness my hand and seal at Austin, TX, this 11 day of September, 2014.

Notary Public at Large

My commission expires: 10/03/17

JACK COOK
Notary Public, State of Texas
My Commission Expires
October 03, 2017