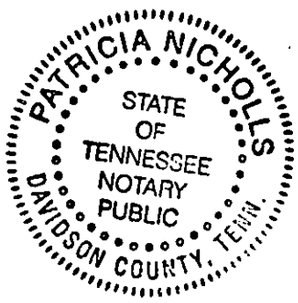
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,500.00

Anna Lee Browne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anna Lee Browne, Trustee	NEW OWNER	Parcel ID:
510 Bounty Dr.		075150A32800
Nashville, TN 37210		

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 acknowledged, we

Steve Hayes and wife, Brenda Fay Hayes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Anna Lee Browne, Trustee of the Anna Lee Browne Trust dated 10/17/88
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:

BEING Lot/Unit No. 328, on the Plan of Phase Four, Stoner's Glen of record in Instrument 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument 20040712-0082694, and Amendment of record in Instrument 20040115-0006286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steve Hayes and wife, Brenda Fay Hayes by deed from Frank Batson Homes, Inc. of record in Instrument 20040824-0102093, and re-recorded in Instrument 20040907-0107610, said Register's Office, dated August 23, 2004.

This conveyance is subject to Restrictions and By-Laws of record in 20000526-0052723; Instrument 20001215-0123565; Instrument 20020115-0006136; Instrument 20040115-0006286, Instrument 20040712-0082694, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument 20040712-0082694, and Amendment of record in Instrument 20040115-0006286, said Register's Office; (3) Easement to First Suburban Water Utility District of record in Book 6838, Page 490, said Register's Office; (4) Easement to L & N Railroad of record in Book 4771, Page 495, said Register's Office; (5) Right of Way and Drainage Easement of record in Book 8140, Page 361, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 328 Wiles 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 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.

BILL GARRETT, Davidson County
Trans:T20140069624 DEEDWARR
Recvd: 09/17/14 12:58 2 pgs
Fees:13.00 Taxes:841.75
20140917-0085352

Witness our hands this 15th day of September, 2014.

Steve Hayes

Brenda Fay Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Hayes and Brenda Fay Hayes, 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 and official seal at Nashville, Tennessee, this 15th day of September, 2014.

My Commission Expires: 8/26/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.