Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

WARRANTY DEED

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140080673 DEEDWARR
Recvd: 10/27/14 11:22 2 pgs
Fees:13.00 Taxes:536.50

20141027-0098731

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angel Antonio Flores	First Bank	03315007200
(NAME)	(NAME)	
904 Apple Valley Road	3500 Blue Lake Dr., Ste 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Katherine Hailey Daughtery, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Angel Antonio Flores and Ana Alicia Torees Flores, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 129, on the plan of Section Two, Primrose Acres, as shown on plat of record in Plan Book 2900, Page(s) 43 and 44, said Register's Office for Davidson County, Tennessee, to which reference in hereby made for a more complete description.

Being the same property conveyed to Mary Katherine Daugherty (formerly Hailey) by Quit Claim Deed dated 02/02/2000 from Gene Thomas Hailey of record in Instrument 200002180016342, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 2900, Page 43, Book 2900, Page 44, said Register's Office.

Restrictive Covenants of record in Book 2965, Page 520, and as amended in Book 3000, Page 238, said Register's Office.

Durable Power of Attorney recorded in Instrument No. 201409190086308 on 9/19/2014 in Davidson County Register of Deed giving Evelyn Barnes and/or Tom Barnes to act as Power of Attorney for Mary Daugherty who is one in the same as Mary Katherine Daugherty (Hailey)

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 904 Apple Valley Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of October, 2014.

Mary Katherine Hailey Daughtery by Evelyn Barnes atty in fact

Mary Katherine Hailey Daughtery by Evelyn Barnes, her atty in fact

State of Tennessee
County of Wilson

On this 20th day of October, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Evelyn Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of she, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 201409190086308, Register's Office of Davidson County, Tennessee.

Celia Stewart Rouse

Notary Public
My Commission Expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122