Return to JTC
#26508-3

BOX 14

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140081799 DEEDWARR
Recvd: 10/30/14 09:58 2 pgs
Fees:13.00 Taxes:5069.00
20141030-0100095

03-1410-38272

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,370,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2014.

Notary Public
My commission expires: 9-19-16

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Andrea Hayes<br>2215 Hobbs Road<br>Nashville TN 37215 | NEW OWNER | 131-01-0-060.00 |

## 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, **Theresa McLean, now Millsopp, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrea L. Hayes, an unmarried woman, and Ruth E. Hayes, an unmarried woman, as joint tenants with rights of survivorship,** 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. 22, on the Plan of B. .N Stammer Subdivision, of record in Book 1424, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Theresa McLean, II and wife, Theresa McLean by deed from Legacy Renovation, LLC, a Tennessee Limited Liability Company, dated December 12, 2007, recorded December 26, 2007, of record in Instrument No. 20071226-0147066, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce in Docket No. 10D-3083, Eighth Circuit Court for Davidson County, Tennessee, Jerry McLean, II conveyed his interest in subject property to Theresa McLean by Quitclaim Deed dated March 23, 2012, recorded March 30, 2012, of record in Instrument No. 20120330-0027164, said Register's Office.
>
> The spouse of the Grantor hereby joins in this conveyance for the purpose of conveying his marital interest, if any, in the subject 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 2215 Hobbs Road, Nashville, TN 37215

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.

WITNESS my hand this 24th day of October, 2014.

Theresa McLean Millsopp

Mike Millsopp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 24th day of October, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.