BILL GARRETT, Davidson County
Trans:T20140091110 DEEDWARR
Recvd: 12/05/14 09:32 2 pgs
Fees:13.00 Taxes:872.83
20141205-0111518

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Joseph J. Cornelius and Nancy N. Cornelius

TO: Cody Hayes and wife,
Brandi Hayes
4332 Bull Run Rd.
Ashland City, TN 37015

SEND TAX BILLS TO: SAME

MAP & PARCEL:
055-082.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Joseph J. Cornelius, and wife, Nancy N. Cornelius, Grantors herein; have bargained and sold and by these presents do convey unto Brandi Hayes and Cody Hayes, wife and husband, Grantees herein, their successors and assigns, the following described property:

> A Tract of land lying in the 13th Civil District of Davidson County, Tennessee, more particularly described as per the Survey of Frank V. Neeley, Registered Surveyor No. 1493, dated January, 1997, as follows:
>
> Beginning at an iron pin in the northerly margin of Bull Run Road; thence with the northerly margin of Bull Run Road, South 65 degrees 15' 06" west, 170.91 feet to an iron pin; thence, along a curve to the left with a central angel of 3 deg. 31' 51", a radius of 3,183.71 feet, a distance of 196.19 feet to an iron pin; thence, leaving said northerly margin of Bull Run Road, North 20 deg. 06' 52" West, 414.50 feet to an iron pipe; thence, North 3 deg. 13' 17" East, 1,230.71 feet to an iron pin; thence, South 19 deg. 22' 25" East 262.31 feet to the point of beginning.
>
> BEING the same property conveyed to Joseph J. Cornelius and wife, Nancy N. Cornelius by deed of record in Instrument No. 20041230-0154514, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2014 **Davidson** County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is subject to all matters as shown on the plan of record in Plat Book 332, page 14, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 25th day of November, 2014.

Joseph J. Cornelius

Nancy N. Cornelius

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joseph J. Cornelius, and wife, Nancy N. Cornelius the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 25th day of November, 2014.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is ~~$.00.~~ $235,900.00

Affiant

SWORN to and subscribed before me,

this the 25th day of November, 2014.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/5/16