WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140097254 DEEDWARR
Recvd: 12/30/14 12:10 2 pgs
Fees:13.00 Taxes:1757.50
20141230-0118893

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2014.

Notary Public

My commission expires: 3/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Houston Wyatt **Keri Wyatt**	New Owner	**Map 131-06-0-H Parcel 050-00co**
456 Cumberland Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrea Lynn Hayes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Houston Wyatt and Keri Wyatt, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 54, on the Final Plat of Resubdivision of Lots 49, 50, 51, 52, 53 and 54, Villages of Cherry Glen, Phase 3, a Planned Unit Development, as of record in Book 9700, Page 451,and amended in Plat Book 8250, Page 840, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrea Lynn Hayes, unmarried, by Deed dated November 27, 2002 from Taraneh J. Lohrasbi, married, of record in Instrument No. 20021202-0148059, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Page 451, and amended in Plat Book 8250, Page 840, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Villages of Cherry Glen, of record in Book 6517, Page 522, and as amended in Book 9882, Page 739, in Book 10318, Page 92, in Book 10594, Page 695, in Book 11186, Page 932, and amended in Instrument No. 20011206-0134252, Register's Office for Davidson County, Tennessee. (3) By-Laws of Villages of Cherry Glen Association, Inc., of record in Instrument No. 20000204-0011736 and amended and restated in Instrument No. 20000324-0030195, said Register's Office. (4) Charter of Villages of Cherry Glen Association, Inc., of record in Book 9983, Page 930, said Register's Office. (5) Taxes for the current year which have been prorated and paid by the Grantor. Grantees to assume subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **456 Cumberland Place, 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 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.

Witness my/our hand(s) this **22nd** day of **December, 2014.**

Andrea Lynn Hayes

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Andrea Lynn Hayes,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **22nd** day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY