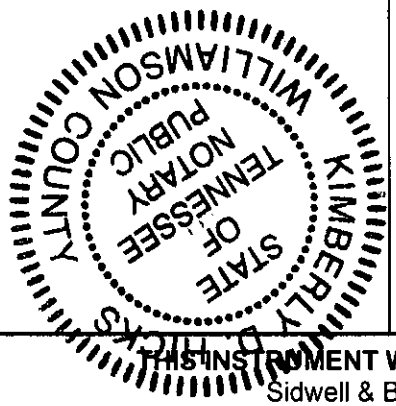
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K. Thomas Sidwell	NEW OWNER	15007011200
(NAME)	(NAME)	BILL GARRETT, Davidson County
121 First Avenue South, Suite 200		Trans:T20150000096 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/02/15 09:55 2 pgs
Franklin, TN 37064		Fees:13.00 Taxes:425.32
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150102-0000141

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, **Elizabeth Sullivan, Executrix of the Estate of Laura Nadine Hayes who died on** 9-26-13, **Probate # 13P1861**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell**, 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 situated in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 102 on the Plan of the Country, Section 4-A, as of record in Book 5190, page 392, Register's Office for Davidson, County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Laura Nadine Hayes by Warranty Deed dated 07/19/1985 from Robert Bingham of record on 07/23/1985, in Instrument No. J2-2742, Book 6612, Page 439, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat of The Country, recorded in Plat Book 5190, Page 392, said Register's Office.
Restrictions of record on 03/13/1979 in Book 5404, Page 770, of said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

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 3156 Country Meadow Road, Antioch, TN 37013
(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 17th day of December, 2014.

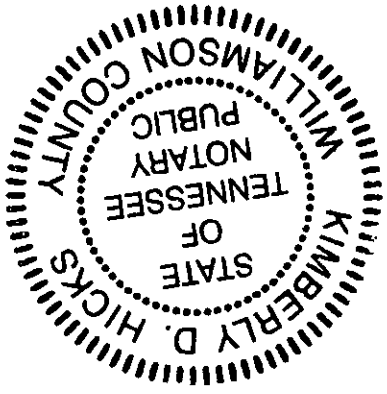
Elizabeth Sullivan, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Elizabeth Sullivan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved herself to be the Executrix of the Estate of Laura Nadine Hayes , and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2014.

Notary Public
My commission expires: 3-25-18



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027