WARRANTY DEED

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Amanda Harden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph L. Trafton	Peoples Home Equity	172-14-0A-151.00 CO
(NAME)	(NAME)	
1708 Hickory Bark Lane	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00). cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged. We, **William Hays and Rita Hays, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph L. Trafton and Paula Trafton, as 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. 80 on the plan of Section Three, Wexford Downs, of record in Instrument No. 20000810-0079246, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to William Hays and Rita Hays, husband and wife, by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, dated 5/29/03 and recorded 6/9/03 in Instrument No. 20030609-0079099, Register's Office for Davidson County. Tennessee.

unimproved ☐

This is improved ☑ property, known as 1708 Hickory Bark Lane, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150001383 DEEDWARR
Recvd: 01/07/15 11:05 2 pgs
Fees:13.00 Taxes:1183.63
20150107-0001646

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS; ANY AND ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD; AND ALL MATTERS SHOWN ON THE PLAN OF RECORD, ALL IN THE SAID REGISTER'S OFFICE.

Witness my/our hands this 31st day of December, 2014

William Hays

Rita Hays

State of: FL
County of Palm Beach

Personally appeared before me William Hays and Rita Hays, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2014

Notary Public Edwina Duros
My Commission Expires: Sept 5, 2015

File No.: 141332

EDWINA DUROS
Notary Public. State of Florida
Commission# EE 125614
My comm expires Sept. 5. 2015