Davidson County DEEDWARR
Recvd: 03/03/15 15:42 3 pgs
Fees:18.00 Taxes:1391.20
20150303-0018613

# WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ronald W. Hayes and Cynthia Wellings Hayes | SWBC Mortgage Corporation | 104020C110.00 |
| (NAME) 180 Crest Road ~~205 31st Avenue North, Unit 110~~ | (NAME) 213 Overlook Circle, Ste A4 | |
| (ADDRESS) Woodside, CA 94062 ~~Nashville, TN 37203~~ | (ADDRESS) Brentwood, TN 37027 | |
| (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, **Terry Nicholas Pefanis and wife, Susan Orton Pefanis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald W. Hayes and Cynthia Wellings Hayes, 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 Unit No. 110, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Terry Nicholas Pefanis and wife, Susan Orton Pefanis by deed dated March 27, 2007 from Midtown Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070330-0038396, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 205 31st Avenue North, Unit 110, Nashville, TN 37203
(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.

Witness my/our hands this 23rd day of February, 2015.

Terry Nicholas Pefanis
By I. Dyke Tatum attorney in fact

**Terry Nicholas Pefanis**
**By: I. Dyke Tatum as Attorney-in-Fact**

Susan Orton Pefanis
By I. Dyke Tatum attorney in fact

**Susan Orton Pefanis**
**By: I. Dyke Tatum as Attorney-in-Fact**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **I. Dyke Tatum** with whom I am personally acquainted, or provided tome on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Terry Nicholas Pefanis** as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and notary seal this 23rd day of February, 2015.

Notary Public

My Commission Expires: 11/5/18

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named I. Dyke Tatum with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Susan Orton Pefanis as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and notary seal this 23rd day of February, 2015.

Notary Public

My Commission Expires: 11/5/18

# True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/18

