RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $285,900.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 5th day of May, 2015

Notary Public
My commission expires: 10/18/16

05-1504-66538

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Gene Hayes	NEW OWNER	025-03-0-012.00
501 Moncrief Avenue	Guaranty Trust Company	
Goodlettsville TN 37072	316 Robert Rose Dr., Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tom Page and wife, Jan Page, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Gene Hayes and Shanda Lynne Hayes, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the westerly half of Lot No. 56 on the Revised Map of the Moncrief Subdivision, being the northerly part of the Allen Mathes Land at Goodlettsville, and described accordingly

BEGINNING at a point on the easterly margin of Moncrief Avenue, the northwest corner of said Lot No. 56 and the southwest comer of Lot No. 55 on said plan, and running thence southerly and southeasterly with the margin of said Avenue, one half the distance to the northeast corner of said Lot No. 56; thence northwardly 325 feet more or less to the southerly boundary line of said Lot No. 55; thence westerly with the line between said Lots Nos. 55 and 56, 275 feet to the beginning.

Being the same property conveyed to Tom Page and wife, Jan Page by deed from Betsy Ann Fyke, Administratrix pendente lite for the Estate of Hester Louise Fyke, deceased, dated August 23, 2006, recorded August 28, 2006, of record in Instrument No. 20060828-0105901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 501 Moncrief Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20150036280 DEEDWARR
Recvd: 05/11/15 14:17 2 pgs
Fees:13.00 Taxes:1057.83
20150511-0043022

WITNESS my hand this 5th day of May, 2015.

Tom Page

Jan Page

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tom Page and Jan Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 5th day of May, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

