WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038760 DEEDWARR
Recvd: 05/19/15 10:27 2 pgs
Fees:13.00 Taxes:110.63
20150519-0045954

R-VRES-15-5093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-20-18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Michael Sandidge and Teresa Fran Sandidge	New Owner	
(NAME) **5093 Seymour Hollow Road**	(NAME) 13113 Montharen Park Place	**030-00-0-187.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MICHAEL J. HASTY AND KATHRYN B. HASTY, HUSBAND AND WIFE AND SCOTT A. BYRD AND CARLA H. BYRD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD MICHAEL SANDIDGE AND TERESA FRAN SANDIDGE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Beginning at an iron pin in the Northerly margin of Seymour Hollow Road, said point being the Northeast corner of the property conveyed to David L. Gunderson and wife, by deed of record in Book 4152, Page 910, Register's Office for said County; thence with Gunderson's Northerly boundary, South 75 degrees 29' 49" West 265.83 feet to an iron pin; thence South 77 degrees 41' 04" West 471.90 feet to an iron pin; thence North 86 degrees 26' 19" West 700.00 feet to a point; thence North 8 degrees 19' 54" East 641.50 feet to a point; thence South 56 degrees 08' 28" East 700.00 feet to an iron pin; thence South 85 degrees 39' East 272.89 feet to an iron pin; thence North 88 degrees 41' East 115.32 feet to an iron pin; thence North 89 degrees 04' 33" East 165.00 feet to an iron pin; thence South 75 degrees 57' 48" East 177.06 feet to an iron pin; thence South 16 degrees 35' 08" East 65.37 feet to the point of beginning, containing 10.1 0 acres, more or less.

Being the same property conveyed to Michael J. Hasty and Kathryn B. Hasty and Scott A. Byrd and Carla H. Byrd by Substitute Trustee's deed from Bruce N. Oldham, Substitute Trustee of record in Instrument No. 20080721-0074790 Register's Office for Davidson County, Tennessee, dated June 19, 2008 and recorded on July 21, 2008.
(Value of consideration shown in aforementioned deed $19,501.00.)

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5093 Seymour Hollow Road , Whites Creek, Tennessee 37189**.

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 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 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 the 15th DAY OF MAY, 2015.

Michael J. Hasty

Kathryn B. Hasty

Scott A. Byrd

Carla H. Byrd

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. HASTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 02-13-2018
(SEAL)

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN B. HASTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 02-13-2018
(SEAL)

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT A. BYRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 02-13-2018
(SEAL)

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA H. BYRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 02-13-2018
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2042 21st Avenue South
Nashville, TN 37212