Davidson County DEEDWARR
Recvd: 06/22/15 15:49 3 pgs
Fees:18.00 Taxes:758.50
20150622-0059687

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57450
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicole M. Giapoutzis 780 Glouchester Lane Nashville, TN 37221	Highlands Residential Mortgage 6001 N. Central Expressway #750 Dallas TX 75243

TAX MAP PARCEL NUMBERS: 141050A25100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan Hay and Krystal Hay, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole M. Giapoutzis, a single woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Avondale Park, Phase I, Section 4 of record in Instrument No. 20090318-0024196, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Hay and Krystal Hay, husband and wife, by Warranty Deed from John White Penland, dated April 25, 2013 and recorded on April 30, 2013 of record in Instrument No. 20140430-0043175, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20090318-0024196, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 780 Glouchester Lane, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2015.

Bryan Hay **Krystal Hay**

State of Tennessee

County of Davidson

On this 18th day of June, 2015, before me the undersigned authority, personally appeared Bryan Hay and Krystal Hay, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $205,000.00.

Affiant

Sworn and subscribed before me this 18th day of June, 2015.

Notary

My Commission Expires: 3/6/18

DAWN D. CHASM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith