BILL GARRETT, Davidson County
Trans:T20150074881 DEEDWARR
Recvd: 09/02/15 11:50 2 pgs
Fees:13.00 Taxes:240.50
20150902-0089383

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Linda Osborne
Affiant

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 28th day of August, 2015.

Edie Sutherland
Notary Public:
My Commission Expires: 10/24/17

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Randall K. Hughes 72 Rolling Meadows Drive Goodlettsville, TN 37072	New Owner	033040A07200CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cason Hayes, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randall K. Hughes, unmarried** hereinafter called the Grantee, his 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. 72 on the Final Plat of Rolling Meadows, Phase One, Section Nine, a resubdivision of Lot No. 7 Section One of Solitude Acres of record in Plat Book 7900, Page 965, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cason Hayes by Special Warranty Deed from Federal National Mortgage Association, dated August 27, 2013, recorded September 3, 2013 in Instrument No. 20130903-0092287, Register's Office for Davidson County, Tennessee.

The Grantor(s) hereby makes oath that the above described property was never used as a marital residence, and for investment purposes only.

This property is subject to:

Property taxes for the year 2015; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 7900, Page 965, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6593, Page 194, Book 9319, Page 100, Book 9566, Page 369, Register's Office for Davidson County, Tennessee.

Dedication of Easement and Utility and Drainage Easement set forth in the instrument recorded in Instrument Number 200402030012922, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 201211140104724, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 72 Rolling Meadows Drive, 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 Grantee. Grantor covenants with said Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of August, 2015.

Cason Hayes

State of Tennessee)
County of ~~Davidson~~) Es
Sumner

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

Witness my hand and official seal, this 28th day of August, 2015.

Commission Expires: 10/24/2017

Edie Sutherland

Notary Public: Edie Sutherland

EDIE SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY