SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Lisa Nicole Hailey
15416 Cambria Dr
Brooksville, FL 34604

MAP: 030-00-0 0 261.00
PARCEL:

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Davidson County DEEDWARR
Recvd: 09/14/15 09:43 2 pgs
Fees:13.00 Taxes:266.40
20150914-0092818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **WILLARD R. NANCE, JR. AND HOLLY A. NANCE,** have this day bargained and sold and do hereby transfer and convey unto, **LISA NICOLE HAILEY,** her heirs and assigns, forever, a certain tract or parcel of realty situated in the 14th Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

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

TRACT NO. 2: BEING located in the 14th Civil District, Davidson County, Tennessee, on the south side of Seymour Hollow Road, and being a portion of the property of record in Instrument Number 20060814-0099694, Register's Office for Davidson County, Tennessee. See Tax Map 30, Parcel 6.300 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Seymour Hollow Road, same being the northeast corner of Tract # 3 of the Hopkins property (5.64 acres as per survey of same date) and the northwest corner of this tract also being North 81 degrees 06 minutes 29 seconds East 842.26 feet from an 14-inch walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 120.00 feet to an iron rod in said margin; thence leaving road with line of Tract #1 of the Hopkins property (5.25 acres as per survey of same date) South 17 degrees 00 minutes 10 seconds East 418.58 feet to an iron rod; thence South 26 degrees 53 minutes 04 seconds East 321.44 feet to an iron rod; thence with the line of Martha Swah (IN #20000425-0040962, RODCT) South 51 degrees 30 minutes 00 seconds West 255.00 feet to an iron road at a fallen post; thence with the line of Martha Swah (IN #20020619-0074092, RODCT) South 50 degrees 23 minutes 23 seconds West 11.98 feet to an iron rod; thence North 88 degrees 21 minutes 08 seconds West 206.07 feet to an iron road at a beech stump; thence with line of said Tract #3 North 01 degree 57 minutes 40 seconds East 822.18 feet to the point of beginning containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Ford Road, Hartsville, Tennessee, 37074, dated September 27, 2007.

Being a portion of the same property conveyed to Willard R. Nance, Jr., and wife, Holly A. Nance, by Warranty Deed from Robert Joel Hopkins and wife, Sariah Hopkins, of record in Instrument No. 20081024-0106541, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2015 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2015 real property taxes, which taxes have been prorated between the parties herein and the grantors having their prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 11th day of September, 2015.

Willard R. Nance, Jr.

Holly A. Nance

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Willard R. Nance, Jr. and Holly A. Nance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, on this the 11th day of September, 2015.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $72,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 11th day of September, 2015.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 7/23/2018

True Copy Certification

I, Eileen Smith, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Eileen Smith
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Mary Fogle, a notary public for this county and state, Eileen Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 10-18-17
Notary Seal