RECORD AND RETURN TO:
SolomonParks Title & Escrow, LLC
305-B Indian Lake Boulevard #220
Hendersonville, TN 37075

TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1297

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085841 DEEDWARR
Recvd: 10/08/15 10:00 2 pgs
Fees:13.00 Taxes:429.20
20151008-0102668

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-26-16

CHRISTE ENDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jay L. Hedgpeth **4053 Buena Vista Pike** **Nashville, TN 37218**	**NEW OWNER**	**05910007800**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JERRY DRAKE, married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAY L. HEDGPETH, unmarried**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in City of Nashville, Davidson County, Tennessee, being Lot 31, Haynes Estates, Section One, as shown on plat of record in Plat Book 3700, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Jerry Drake by Warranty Deed from Cheryl D. Johnson fka Cheryl Hall of record in Instrument Number 20150506-0041320, Register's Office for Davidson County, Tennessee.

This was investment property and has never been the residence of Grantor nor any spouse of his.

This is improved property known as 4053 Buena Vista Pike, Nashville, TN 37218

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 and assigns, forever, and we do covenant with the said GRANTEES 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 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.

WITNESS my hand this 6th day of October, 2015.

Jerry Drake
JERRY DRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of October, 2015.

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY