Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

#9952

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 80-3-19 Account:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Marcus Hayes
3416 Olsen Lane
Nashville, TN 37218

SEND TAX BILLS TO:
New owner
2702 Morena St.
Nashville TN 37218

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JAMES THOMAS AND IDA THOMAS, A MARRIED COUPLE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MARCUS K. HAYES,**_____ "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 538 on the Plan of Bourdeaux Hills, Section 8, as of record in Book 4175, page 113, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description of said lot.

BEING the same property conveyed to Jame Thomas and wife, Ida Thomas, by deed from C. B. Howse, Sr. and wife, Madolyn Howse, dated June 20, 1981, appearing of record in Book 5760, page 505, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 4175, page 113, Register's Office for Davidson County, Tennessee.

- THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3416 Olsen Lane, Nashville, TN, 37218.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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BILL GARRETT, Davidson County
Trans:T20150086757 DEEDWARR
Recvd: 10/12/15 14:33 2 pgs
Fees:13.00 Taxes:258.63
20151012-0103701

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8th day of October, 2015.

James Thomas

Ida Thomas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Thomas and Ida Thomas, the within named bargainors, 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 office this the 8TH day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 6-30-18

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,900.00 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 8 day of Oct, 2015.

NOTARY PUBLIC

My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

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