WARRANTY DEED

File #15788

BILL GARRETT, Davidson County
Trans:T20150101533 DEEDWARR
Recvd: 12/01/15 11:19 4 pgs
Fees:23.00 Taxes:1693.68

20151201-0120992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua David Johnson	Same	-160-07-0-015.00
(NAME)	(NAME)	
711 Baxter Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William J. Hayes, III and Deborah Lark Hayes and and Teresa Fawn Hayes Bell, as Co-Trustees of the Reba D. Hayes Testamentary Real Estate Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua David Johnson and wife, Madeline Hayes Johnson,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One

Land in the 6th, formerly the 8th, civil District of Davidson County, Tennessee, being the Northerly 463.8 feet of Lot No. 11 on the unrecorded plan of the subdivision of the Baxter 110 acre tract of land East of the Franklin Pike, described according to a survey made by Erle Drake, County Engineer, January 10, 1918 as follows:

Beginning at a point in the center of Baxter Avenue 1468.2 feet East of the intersection of the center line of said Avenue and center line of Old Franklin Turnpike; thence with the center of said Baxter Avenue South 85' East 445.6 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots South 50' West 463.8 feet to a point 25 feet North of the corner of Lots Nos. 11, 12, 18 and 19; thence North 85' West 445.6 feet to the center of an unnamed street; thence with the center of said street North 5' East 463.8 feet to the beginning.

Tract Two

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being the Easterly 25 feet of Lot No. 10 on the unrecorded plan of the Subdivision of the Baxter 110-acre tract of land, East of the Franklin Pike, described according to a survey made by Erle Drake, County Engineer, dated January 10, 1918, as follows:

Beginning at a point in the center of Baxter Avenue 1,468.2 feet East of the intersection of the center line of said Baxter Avenue with the Centerline of the Old Franklin Turnpike, at the point where the center line of said Baxter Avenue intersects with the Northwesterly corner of Lot 11 of said Baxter 110-acre tract; thence Southerly along the common boundary line of Lots 10 and 11, said tract, a distance of 488.8 feet to a point which is the common boundary of Lots 10, 11, 17, and 18, of said tract; thence Westerly along the boundary line common to Lots 10 and 17, said tract, a distance of 25 feet to a point;

thence Northerly a distance of 488.8 feet along an existing fence line to a point in the center of Baxter Avenue; thence Easterly along the center line of said Baxter Avenue a distance of 25 feet to the Point of Beginning.

Being the same property conveyed to Reba F. Hayes by Quitclaim deed from William J. Hayes, Jr., of record in Book 8264, page 499, Register's Office for Williamson County, Tennessee, dated December 5, 1990 and recorded on December 27, 1990. Thence being the same property conveyed to William J. Hayes III and Deborah Lark Hayes and Teresa Fawn Hayes Bell, as Co-Trustees of the Reba D. Hayes Testamentary Real Estate Trust by Executor's deed from W. J. Hayes, III, Executor of the Last Will and Testament of Reba D. Hayes, deceased of record in Instrument No. 20090814-0076604 Register's Office for Williamson County, Tennessee, dated April 30, 2009 and recorded on August 14, 2009. Also see the Estate of Reba D. Hayes, Docket No. 06P-1824, Davidson County Circuit Court. Also being the same property conveyed to William J. Hayes III and Deborah Lark Hayes and Teresa Fawn Hayes Bell, as Co-Trustees of the Reba D. Hayes Testamentary Real Estate Trust by Quitclaim Deed from Deborah Lark Hayes, Trustee of the Deborah Lark Hayes Revocable Trust U/A Dated June 9, 2014 of record in Instrument No. 20151201-0120991, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 711 Baxter Lane, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24th day of November, 2015.

The Reba D. Hayes Testamentary Real Estate Trust

By: _____

William J. Hayes, III, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William J. Hayes, III**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Co-Trustee of the The Reba D. Hayes Testamentary Real Estate Trust** , and is authorized by the trust document to execute this instrument on its behalf.

This the 24th day of November, 2015.

My Commission Expires: 9-5-2016

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this 24th day of November, 2015.

The Reba D. Hayes Testamentary Real Estate Trust

By:

(X) Deborah Lark Hayes

Deborah Lark Hayes, Co-Trustee

STATE OF DC
COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deborah Lark Hayes,,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a **Co-Trustee of the The Reba D. Hayes Testamentary Real Estate Trust** , and is authorized by the trust document to execute this instrument on its behalf.

This the 24 day of November 2015.

My Commission Expires April 27, 2020 Krissten C Zimmerman
Notary Public

KRISSTEN C ZIMMERMAN
Notary Public
Wake Co., North Carolina
My Commission Expires April 27, 2020

Witness my hand this 24th day of November, 2015.

The Reba D. Hayes Testamentary Real Estate Trust

By:

⊗ Teresa Fawn Hayes Bell

Teresa Fawn Hayes Bell, Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Teresa Fawn Hayes Bell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Trustee of the The Reba D. Hayes Testamentary Real Estate Trust , and is authorized by the trust document to execute this instrument on its behalf.

This the 30th day of November, 2015.

My Commission Expires: 10/7/2019 Melody Spann
Notary Public

MELODY SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires October 07, 2019

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027