BILL GARRETT, Davidson County
Trans:T20150101788 DEEDWARR
Recvd: 12/02/15 08:55 2 pgs
Fees:13.00 Taxes:203.13
20151202-0121290

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Eva Janelle Hayes

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Nov., 2015.

Notary Public

MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
EVA JANELLE HAYES	New Owner	071-08-0/232.00
(NAME) 508 WESLEY AVENUE	(NAME)	
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, HAROLD MCDANIEL AND LORETTA MCDANIEL, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVA JANELLE HAYES, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 55 ON THE MAP OF JOYWOOD HEIGHTS, SECTION 1, OF RECORD IN BOOK 1130, PAGE 91.

SAID LOT NO. 55 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF WESLEY AVENUE AND RUNS BACK 207.8 FEET ON THE WESTERLY LINE AND 206.2 FEET ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HAROLD MCDANIEL AND LORETTA MCDANIEL, BY WARRANTY DEED FROM WILMA LOFTIS, FORMERLY KNOWN AS WILMA M. JOINES, SURVIVIING SPOUSE OF FALLIE E. JOINES (DATE OF DEATH 10/12/84), RECORDED ON SEPTEMBER 25, 2015 IN INSTRUMENT NO. 20150925-0097524, IN THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

This is improved property, known as 508 WESLEY AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are 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 restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 30th day of Nov., 2015.

Harold McDaniel
HAROLD MCDANIEL

Loretta McDaniel
LORETTA MCDANIEL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, HAROLD MCDANIEL AND LORETTA MCDANIEL, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of Nov., 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY