Davidson County DEEDWARR
Recvd: 03/02/16 11:46 3 pgs
Fees:18.00 Taxes:909.83
20160302-0019934

NEW OWNER:

Ashley Hays
202 Queen Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0063
160329

Map 071 Group 07-0 Parcel 032.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Five Thousand Nine Hundred and 00/100 Dollars** (**$245,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **ASHLEY M. HAYS, AN UNMARRIED PERSON** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being the westerly 16-1/2 feet of Lot No. 106 and the easterly 41-1/2 feet of Lot No. 105 on the Map of Haynie's Oriental Plan, as of record in Book 161, page 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of lots front 58 feet on the south side of Queen Street and run back between parallel lines, 140 feet to an alley.

BEING the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from MLM Investment Holdings, LLC, a Tennessee Limited Liability Company, dated June 19, 2015, and of record Instrument No. 20150626-0061594, Register's Office for Davidson County, Tennessee. Also see Warranty Deed of record in Instrument No. 201500407-0030433, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 202 Queen Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **February, 2016**.

TBC DEVELOPMENT, LLC

By: _____
James M. Beach, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES M. BEACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Member of TBC DEVELOPMENT, LLC, and as such authorized member, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **February, 2016**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **245,900.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 29th day of **February, 2016**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 02-13-17

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith