WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024408 DEEDWARR
Recvd: 03/28/16 09:58 2 pgs
Fees:13.00 Taxes:314.87
20160328-0028431

Y-VRES-16-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keith W. Caruso and Antoinette R. Caruso	NEW OWNER	
(NAME)	(NAME)	**173-01-0-241.00**
6617 Bayberry Street		
(ADDRESS)	(ADDRESS)	
Oak Park, CA 91377		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THOMAS JOHN GARRET HAYS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH W. CARUSO AND ANTOINETTE R. CARUSO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21-B on the Plan of Zone Lot Division Lots 21 and 22 Monte Carlo, Section IV of record in Plat Book 5800, Page 242, amended in Book 5200, page 779 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas John Garret Hays, a single person by Warranty deed from Loretta Manning fka Lorretta Werner and Ronald Manning, wife and husband of record in Instrument No. 20080708-0070072 Register's Office for Davidson County, Tennessee, dated June 26, 2008 and recorded on July 08, 2008.

Said property was never occupied as grantor's marital residence.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 5800, Page 242 amended in Book 5200, Page 779, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6253, Page 882, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Maxine Drive, Antioch, Tennessee 37013-4444**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF MARCH, 2016.

Thomas John Garret Hays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212