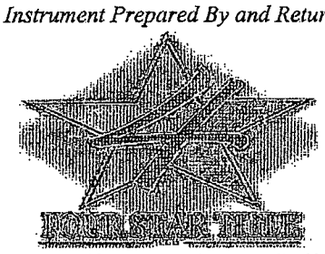
FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 4, 2016.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160028208 DEEDWARR
Recvd: 04/07/16 09:25 2 pgs
Fees:13.00 Taxes:599.40
20160407-0033284

This Instrument Prepared By and Return To:



2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0094**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mason Mcgiboney and Elizabeth Mcgiboney	Same	**96-11-26**
(NAME) **3125 Crosswood Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS)	
(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, WE, **Peggy Marie Thomas Living Trust for Jeffrey Lyndon Hayes, Kendall Knox Hayes, Larry Lee Hayes and Terrell Wade Hayes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mason Mcgiboney and Elizabeth Mcgiboney, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 549 on the Plan of Cloverhill Subdivision, Section VII, of record in Plat Book 2331, Page 11, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Peggy Marie Thomas, Kendall Knox Hayes, Larry Lee Hayes, and Terrell Wade Hayes, Co-Trustees the Peggy Marie Thomas Living Trust for Jeffery Lyndon Hayes, Kendall Knox Hayes, Larry Lee Hayes and Terrell Wade Hayes and their appointees or issue, by Quitclaim Deed from Peggy Marie Thomas, dated March 20, 2000, filed of record on 04/04/2000 in instrument #20000404-0033866, Register's Office of Davidson County, Tennessee. Peggy Marie Thomas having since died, vesting property according to the Peggy Marie Living Trust for Jeffery Lyndon Hayes, Kendall Knox Hayes, Larry Lee Hayes and Terrell Wade Hayes, Terrell Wade Hayes, as Trustee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3125 Crosswood Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **4th** day of **April, 2016**.

Peggy Marie Thomas Living Trust
For Jeffery Lyndon Hayes, Kendall Knox Hayes, Larry Lee Hayes and Terrell Wade Hayes

Terrell Wade Hayes, Trustee
By: Terrell Wade Hayes, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Terrell Wade Hayes, whom I am acquainted and who upon his oath acknowledged himself to be the Trustee of the **Peggy Marie Thomas Living Trust for Jeffery Lyndon Hayes, Kendall Knox Hayes, Larry Lee Hayes and Terrell Wade Hayes,** and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Peggy Marie Thomas Living Trust.

Witness my hand and official seal on this 4th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY