WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049728 DEEDWARR
Recvd: 06/13/16 11:27 2 pgs
Fees:13.00 Taxes:832.50
20160613-0059460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Nanette L. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Kendall Hayes and Nanette L. Hayes	Avenue Bank	
(NAME)	(NAME)	
304 Spring Place	3823 Cleghorn Ave.	128160A06500CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(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, **AUSTIN ROGERS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. KENDALL HAYES AND NANETTE L. HAYES, 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. 65 on the Plan of Section 3, Phase I, Still Spring Hollow of record in Plat Book 9700, Page 484, 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 by Warranty Deed from Kathleen J. Armstrong and husband, Leslie J. Armstrong to Austin Rogers, married, as recorded on the 13th day of October, 2015 in Instrument No. 20151013-0103949 and Warranty Deed from Alex Silver and wife, Alina Kozyutynska to Kathleen J. Armstrong and husband, Leslie J. Armstrong, as recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083697, in the Register's Office of Davidson County, Tennessee. Austin Rogers and R. Austin Rogers are one and the same.

This was never the principal place of residence for the Grantor.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 9700, Pages 484, said Register's Office; restrictive covenants of record in Book 7963, Page 400 and Book 8179, Page 464, said Register's Office; Terms and provisions of Bylaws of Still Spring Hollow Owners Association recorded in Book 8294, Page 40; Charter of Still Spring Hollow Owners Association recorded in Book 7930, Page 909; Easement for public utilities, recorded in Book 9740, Page 971; Easement for storm water detention, recorded in Instrument No. 20030220-0022601; Common Areas recorded in Book 8257, Page 634; and Boundary Plat of Still Spring Hollow recorded in Book 6900, Page 991 and Book 6900, Page 992.

This is improved x property, known as 304 Spring Place, Nashville, TN 37221 (unimproved)

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 10 day of June, 2016

AUSTIN ROGERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 10 day of June, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public