BILL GARRETT, Davidson County
Trans:T20160068583 DEEDWARR
Recvd: 08/08/16 15:43 2 pgs
Fees:13.00 Taxes:462.50
20160808-0082455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Brandy Gowan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2016

Nancy E. Hopson
NOTARY PUBLIC

My Commission Expires: My Comm. Expires September 10, 2018

NANCY E. HOPSON STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Millard Hayes Jr., Brandon Hayes and Millard Hayes III 28 Friese Drive St. Louis, MO 63132	Millard Hayes Jr. 28 Friese Drive St, Louis, MO 63132	060-13-0-188.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANDREW G. RUCKER SR. AND SARAH V. RUCKER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MILLARD HAYES JR., BRANDON HAYES AND MILLARD HAYES III

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled the Plan of Matthews Square, of record in Plat Book 6250, page 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW G. RUCKER SR. AND WIFE, SARAH V. RUCKER, by deed from CARL E. SMITH AND WIFE, GLENDA SMITH, of record in Book 10942, page 132, dated May 15, 1998, said Register's Office.

This improved property is known as 2707 Old Matthews Road, Nashville, TN 37207.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 5th day of August, 2016.

Andrew G. Rucker, SR

Andrew G. Rucker Sr.

Sarah V. Rucker

Sarah V. Rucker

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew G. Rucker Sr. and Sarah V. Rucker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of August, 2016.

Notary Public

My commission expires: 11-6-2017

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017