BILL GARRETT, Davidson County
Trans: T20170018612 DEEDWARR
Recvd: 03/03/17 11:50 3 pgs
Fees: 18.00 Taxes: 869.50
20170303-0021303

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2017

_____
Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joe L. Wall	Joe L. Wall	Parcel ID:
405 Two Mile Pkwy., Ste. E	405 Two Mile Pkwy., Ste. E	see below
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN 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

Kandi E. Hayes, Teri R. Boerema, and Brandon C. Hayes, Heirs of the Estate of Terry R. Hayes and Kelly J. Muniz, Guardian for Alejandro R. Zelaya, Heir of the Estate of Ashley Nicole Lott

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joe L. Wall and Deborah L. Wall, Trustees of the Wall Family Revocable Living Trust Agreement, dated 12/20/10
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:

Parcel ID: 149130000300

Being Lot No. 132, on the Plan of Debra Heights, Section Two, as of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Terry R. Hayes by deed from Glendon C. Woodard and I. Joyce Woodard, of record in Book 11097, Page 781, dated August 31, 1998, Register's Office for said County.

and

Parcel ID: 14812011400

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Debra Heights, Section Two, as of record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete legal description.

BEING the same property conveyed to Terry Hayes by deed from Fred Davis Conally, III and Randi C. Connally, of record in Book 9501, Page 114, dated October 19, 1994, Register's Office for said County.

The said Terry R. Hayes, a/k/a Terry Hayes died intestate and the Estate was admitted to Probate as Probate No. 15P44, of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Heirs of the Estate. See also Court Order of record in Instrument 20170303-0021302, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3949, Page 404, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 39, said Register's Office. Affidavits of Heirship of record in Instrument 20170303-0021300 and 20170303-0021301, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 752 Reeves Rd. and 816 Irma Dr., Antioch, TN 37013

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.

Witness our hands this 1st day of March, 2017.

Kandi E. Hayes

Teri R. Boerema

Brandon C. Hayes

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 Kandi E. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2017.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Teri R. Boerema, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2017.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Brandon C. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2017.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

28th FEBRUARY

Witness our hands this ~~1st~~ day of ~~March~~, 2017.

The Estate of Ashley Nicole Lott
By:

Kelly J. Muniz, Guardian of Alejandro R. Zelaya, Heir

STATE OF INDIANA
COUNTY OF Elkhart

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kelly J. Muniz, 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 on behalf of Alejandro Raye Zelaya as his/her Guardian.

Witness my hand and official seal the 28th day of ~~February~~, 2017.

My Commission Expires: 2-12-24

Notary Public
B. Douglas Hoye

NOTARY PUBLIC SEAL STATE OF INDIANA