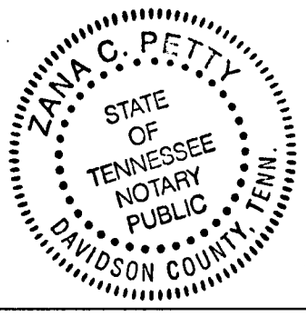
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Kathy C Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 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:
Kathy C Sanders	Wells Fargo Bank, N.A.	Parcel ID:
211 Ellington Place	2701 Wells Fargo Way	051100B07600CO
Madison, TN 37115-3857	Minneapolis, MN 55467	

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 Raye 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
Kathy C Sanders , unmarried
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:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No., O-211 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Hayes by deed from Ashley Burson, of record in Instrument 20030501-0058270, dated November 13, 2002, Register's Office for said County. The said 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, and Affidavits of Heirship of record in Instrument 20170303-0021300 and Instrument 20170303-0021301, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6984, Page 84, amended in Instrument 20090603-0051203, and Book 6984, Page 112, said Register's Office.

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 6250, Page 829, said Register's Office; (3) Storm Water Detention Agreement in Book 6700, Page 315, said Register's Office; and (4) Overhead Line Easement of record in Book 7403, Page 449, said Register's Office.

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 211 Ellington Pl., Madison, TN 37115-5154

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.

BILL GARRETT, Davidson County
Trans:T20170055662 DEEDWARR
Recvd: 06/29/17 10:09 3 pgs
Fees:18.00 Taxes:266.40
20170629-0065443

Witness our hands this 27th day of June, 2017.

The Estate of Terry Hayes
By:

Kandi E. Hayes, Heir

Teri R. Boerema, Heir

Brandon C. Hayes, Heir

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 27th day of June, 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 27th day of June, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
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 27th day of June, 2017.

My Commission Expires: 7-2-18

Notary Public

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

Witness my hand this 27th day of June, 2017.

The Estate of Ashley Nicole Lott
By:

Kelly J. Muniz, Guardian of Alejandro Raye 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 this 27th day of June, 2017.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC
SEAL
STATE OF INDIANA

PAMELA J. BOPE
NOTARY PUBLIC • STATE OF INDIANA
Elkhart County
My commission expires Apr. 21, 2023