PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170063195 DEEDWARR
Recvd: 07/24/17 12:37 2 pgs
Fees:13.00 Taxes:721.13
20170724-0074549

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Emily A. Adams has this day bargained and sold and does hereby transfer and convey unto Terrell W. Hayes and Takayo O. Hayes, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being Lot. No. 83 on the plan of Hampton Park (formerly Chitwood Down) of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550, 551, and 552, and corrected in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Emily A. Adams, a single person, by Special Warranty Deed from Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust, dated 06/09/09, of record in Instrument No. 20090722-0068827, Register's Office for Davidson County, Tennessee.

This is improved property known as 708 Jaywood Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Terrell W. Hayes and Takayo O. Hayes, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 21st day of July, 2017.

Emily A Adams

Emily A. Adams

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Emily A. Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of July, 2017.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $194,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristy Pitman
Affiant

Subscribed and sworn to before me this 21st day of July, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No.: 063-16-0-B-049.00

Name and address of new owner:
Send tax bills to:
Terrell W. Hayes and Takayo O. Hayes
708 Jaywood Drive
Old Hickory, TN 37138