Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170076252 DEEDWARR
Recvd: 08/31/17 10:25 2 pgs
Fees:13.00 Taxes:1017.50
20170831-0089571

ADDRESS NEW OWNER:
Russell Hayes
4121 Kinley Court
Nshville, TN 37221

SEND TAX BILL TO:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP/PARCEL 141-06-0C-109.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sylvia M. Crawford, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Russell E. Hayes, Jr., unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Final Plat of Riverbridge, Phase 2 section 1 of record in Plat at Instrument No. 20090205-0009854, 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 to Sylvia M. Crawford, a single woman by Warranty deed from Deborah D. Brown, an unmarried woman of record in Instrument No. 20141003-0091468 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on October 03, 2014.

This is improved property known as: **4121 Kinley Court, Nashville, Tennessee 37221**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 30th day of August, 2017.

WITNESS MY HAND on this the 30th day of August, 2017

Sylvia M. Crawford

Sylvia M. Crawford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sylvia M. Crawford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of August, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of August, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY