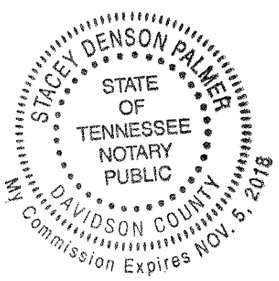
THIS INSTRUMENT WAS PREPARED BY:
Homefront Title, LLC DBA Midtown Title of Murfreesboro
1639 Medical Center Parkway, Suite 101
Murfreesboro, TN 37129
File No.: E17-5545

Bill Garrett Davidson County
Batch# 6104 DEEDWARR
09/29/2017 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $699.30
20170929-0100035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 189,000.00

Affiant



Subscribed and sworn to before me, this the 25th day of September, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walter R Willis 2730 Nashboro Blvd. Nashville, TN 37217	Synovus Mortgage Corp. 800 Shades Creek Pkwy MS101 Birmingham, AL 35209	135120E260.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert A. Hayes and Frozene C. Hayes, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Walter R Willis,** an unmarried man, 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:

Land in Davidson County, Tennessee, being Unit 260, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amended in Instrument No. 20031118-0168332, 20050222-0018813 and 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert A. Hayes, and Frozene C. Hayes, joint tenants with right of survivorship by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, recorded on the 4th day of September, 2007 in Instrument No. 20070904-0106015, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2730 Nashboro Boulevard, Nashville, TN 37217

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Robert A. Hayes, by Frozene C. Hayes pursuant to the Power of Attorney executed by Robert A. Hayes on August 29, 2017, of record in Instrument No _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 25th day of September, 2017.

Robert A. Hayes, by Frozene C Hayes at his attorney in fact

Robert A. Hayes, by Frozene C. Hayes,
as his Attorney in Fact

Frozene C Hayes

Frozene C. Hayes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frozene C Hayes**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2017.

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Frozene C. Hayes pursuant to the Power of Attorney executed by Robert A. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Robert A. Hayes, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 25th day of September, 2017.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Robert A Hayes and Frozene C Hayes
To: Walter R Willis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Frozene C. Hayes
Affiant

WITNESS my hand and seal at office this 25th day of September, 2017.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)