Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 43558 DEEDWARR
01/02/2018 03:07:42 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180102-0000560

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/17/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1164

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Misty Dawn Chambers | Geneva Financial, LLC | #149020B04600CO |
| (NAME) 853 Bishopsgate Road | (NAME) 1018E Guadalupe Rd | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Tempe, AZ 85283 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**GARY M. HAYES AND WIFE, ELGIE R. HAYES,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MISTY DAWN CHAMBERS, A SINGLE WOMAN,**

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 Lot No. 149, on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gary M. Hayes and wife, Elgie R. Hayes by deed from Mary Ella Keblusek and husband, Larry Dale Boles, a/k/a Larry D. Boles, of record in Book 10895, Page 827, said Register's Office, dated April 2, 1998.

This conveyance is subject to Restrictive Covenants of record in Book 6355, Page 322; Book 6285, Page 520; Book 6496, Page 100, 107, and 114; Book 6518, Page 184 and 190; Book 6830, Page 739, Register's Office for said County. This conveyance is made subject to: (1) 2017 taxes, which have been

prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6250, Page 92, 93, and 94, said Register's Office.

The signature of Gary M. Hayes is signed by his duly appointed Attorney-in-Fact, Elgie R. Hayes, pursuant to the Power of Attorney of record in Instrument _____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 853 Bishopsgate Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of December, 2017.

Gary M Hayes By: Elgie R. Hayes, as attorney-in-fact
Gary M. Hayes
By: Elgie R. Hayes, as Attorney-in-Fact

Elgie R. Hayes
Elgie R. Hayes

JAMIE C. POLK
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 Elgie R. 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 Davidson County, Tennessee, this December 28, 2017.

My Commission Expires:

Notary Public

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, Elgie R. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Gary M. Hayes as his Attorney in Fact as the free act and deed of the within named Gary M. Hayes.

Witness my hand and official seal at Davidson County, Tennessee, this December 28, 2017.

My Commission Expires:

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.