This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1149

Bill Garrett Davidson County
Batch# 50693 DEEDWARR
01/24/2018 09:36:14 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180124-0007210

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2017

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly N. Allen 211 Moss Trail Goodlettsville, TN 37072	new owner	025-16-0-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Eric J. Hayes and Stephanie C. Hayes, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kimberly N. Allen, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 75 on the Map of Goodlettsville Heights Subdivision, Section No. Two, of record in Book 1424, Page 120, Register's Office for said county. Said Lot No. 75 fronts 100 feet on the Easterly side of Moss Trail Road and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Eric J. Hayes to Eric J. Hayes and Stephanie C. Hayes, husband and wife, as recorded on the 7th day of June, 2016 in Instrument No. 20160607-0057361 and Warranty Deed from Herschel Aubrey Findley and Jacqueline R. Findley, husband and wife to Eric J. Hayes, a married man, as recorded on the 16th day of December, 2008 in Instrument No. 20081216-0120531, in the Register's Office of Davidson County, Tennessee.

This is ☐ improved or ☐ unimproved property located at: **211 Moss Trail, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes for year 2017 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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.

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 29th day of December, 2017.

GRANTOR:

Eric J. Hayes

Stephanie C. Hayes

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric J. Hayes and Stephanie 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 29th day of December, 2017.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019