Bill Garrett Davidson County
Batch# 51005 DEEDWARR
01/24/2018 11:38:03 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180124-0007372

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
17-1378HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of January, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dennis Dewayne Hill 501 Moncrief Avenue Goodlettsville, TN 37072	New Owner	025-03-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Matthew Gene Hayes and Shanda Lynne Hayes, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis Dewayne Hill and Kimberly Ann Hill, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the westerly half of Lot No. 56 on the Revised Map of the Moncrief Subdivision, being the northerly part of the Allen Mathes Land at Goodlettsville, and described accordingly

BEGINNING at a point on the easterly margin of Moncrief Avenue, the northwest corner of said Lot No. 56 and the southwest comer of Lot No. 55 on said plan, and running thence southerly and southeasterly with the margin of said Avenue, one half the distance to the northeast corner of said Lot No. 56; thence northwardly 325 feet more or less to the southerly boundary line of said Lot No. 55; thence westerly with the line between said Lots Nos. 55 and 56, 275 feet to the beginning.

Being the same property conveyed to Matthew Gene Hayes and Shanda Lynne Hayes by warranty deed from Tom Page and wife, Jan Page of record in Instrument No. 20150511-0043022 Register's Office for Davidson County, Tennessee, dated 05/05/2015 and recorded on 05/11/2015. (Value of consideration shown in aforementioned deed $285,900.00.) Being also known as 501 Moncrief Ave Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 501 Moncrief Avenue, Goodlettsville, TN 37072.

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

Dated this the 12th day of January, 2018.

Matthew Gene Hayes

Shanda Lynne Hayes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Matthew Gene Hayes and Shanda Lynne 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 Hendersonville, Tennessee this 12th day of January, 2018.

Notary Public

My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY