WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1640

Bill Garrett Davidson County
Batch# 74406 DEEDWARR
03/28/2018 12:44:49 PM 2 pgs
Fees: $13.00 Taxes: $1,352.35

20180328-0029016

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric & Stephanie Hayes 2948 Greer Road Goodlettsville, TN 37072	Mortgage Investors Group 8320 E. Walker Springs Lane, #200 Knoxville, TN 37923	011000-19800

THIS INDENTURE, made this 19th day of March, 2018 between

Larry C. Hughes and wife, Sherry Hughes, of Davidson County, Tennessee, hereinafter referred to as **Grantor,** and **Eric Hayes and Stephanie Hayes, husband and wife,** of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described as Tract No. 1 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the easterly margin of Greer Road, a corner to the property conveyed to Randell T. Tarpley, etux, by deed of record in Book 7359, page 840, Register's Office for Davidson County, Tennessee (Map 11, Parcel 149 TAODCT); thence with the line of Tarpley, North 82 deg. 34' 04" East 76.40 feet to an iron pin; thence North 76 deg. 59' 20" East 407.48 feet to an iron pin; thence South 76 deg. 11' 20" East 73.24 feet to an iron pin; thence South 78 deg. 04' 20" East 182.90 feet to an iron pin, a corner to the Tarpley property, and a corner to the property conveyed to Kenneth C. Zahn and Lee S. Carol, Trustees, by deed shown as Instrument No. 199912150303289, Register's Office for Davidson County, Tennessee (Map 11, Parcel 31 TAODCT); thence with the line of Zahn, and continuing with the line of the property conveyed to Ronald A. Phipps, by deed of record in Deed Book 8665, page 930, Register's Office for Davidson County, Tennessee (Map 11, Parcel 163 TAODCT), South 84 deg. 07' 28" East 993.41 feet to an iron pin, a corner to Phipps and the property conveyed to Wendell E. Ford, et ux, of record in Deed Book 5620, page 120, Register's Office for Davidson County, Tennessee (Map 11, Parcel 127 TAODCT); thence with the line of Ford, South 84 deg. 07' 28" East 278.31 feet to an iron pin; thence South 02 deg. 22' 05" West 35.27 feet to a point; thence South 06 deg. 25' 03" West 205.00 feet to a point thence North 83 deg. 15' 14" West 1,610.03 feet to a point thence South 06 deg. 57' 52" West 149.17 feet to a point thence North 78 deg. 55' 20" West 275.40 feet to an iron pin in the easterly margin of Greer Road; thence with said margin of said road on a curve having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 deg. 41' 36", a chord of 229.17 feet, and a chord bearing of North 01 deg. 26' 56'" East for a length of 11.14 feet to an iron pin; thence continuing with said margin of said road, North 16 deg. 47' 43" East 95.26 feet to an iron pin; thence continuing with said margin of said road, on a curve having a radius of 240.47 feet, a tangent of 59.14 feet, a delta of 27 deg. 38' 08", a chord of 114.86 feet, and a chord bearing of North 02 deg. 58' 39" East for a length of 115.98 feet to the point of beginning, and containing 11.00 acres, more or less.

Being the same property conveyed to Larry C. Hughes and wife, Sherry Hughes by Warranty Deed from Lela M. Greer, an unmarried woman dated 11/26/02 of record in Instrument No. 20021206-0150429, Register's Office for Davidson County, Tennessee.

CEMETERY EASEMENT: This conveyance is made subject to the rights of others in Adcock Cemetery, approximately 15 foot by 15 foot, and the rights of ingress and egress thereto located on the said tract, as shown by the survey dated September 24, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

WATER LINE AND WATER METER EASEMENT AND MAINTENANCE AGREEMENT: Also conveyed herein is a permanent, perpetual easement for a waterline and water meter located on Tract #2 this survey, which will service Tract #1 as hereinabove described. The owners of Tract #1 shall have the right to enter

Tract #2 for the purpose of maintaining and repairing the water line and water meter and the owners of Tract#1 will be responsible for all cost of maintenance to said water line and water meter and restoring the property to its original condition.

This is (X) improved ( ) unimproved property known as: 2948 Greer Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Larry C. Hughes

Sherry Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Larry C. Hughes and Sherry Hughes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of March, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $365,500.00.

Affiant

Sworn to and subscribed before me, this 19th day of March, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County