THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516311

Bill Garrett Davidson County
Batch# 105553 **DEEDWARR**
06/18/2018 10:36:50 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20180618-0058216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Notary Public
My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 7, 2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglasss Cody Dieter and Ashley A. Coster Dieter 2544 Janalyn Trace Hermitage TN 37076	New Owner	Tax Parcel ID No. 109-04-0A-060.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas M Hayes and Stacy L Hayes, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglasss Cody Dieter and Ashley A. Coster Dieter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled First Revision Final Plat Cluster Lot Subdivision Towering Oaks Phase Two, of record in Instrument No. 20120927-0088095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS M. HAYES and STACY L. HAYES, husband and wife, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20130822-0088732, dated August 21, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 109-04-0A-060.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20120927-0088095, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20091215-0114266, said Register's Office.

Special Assessments as set out in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record as Instrument No. 20091215-0114266, said Register's Office.

Easement(s) as set out in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record as Instrument No. 20091215-0114266, said Register's Office.

Easement Agreement as set out in the Deed(s) of record as Instrument Nos. 20010205-0010996, 20041026-0128530, 20050615-0068192 and 20050831-0104488, said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20070601-0065248, said Register's Office.

This is improved property located at 2544 Janalyn Trace Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of June, 2018.

Thomas M Hayes

Stacy L Hayes

STATE OF ~~TENNESSEE~~ MA) Mdw
COUNTY OF ~~DAVIDSON~~ Hampden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas M Hayes and Stacy L Hayes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2018.

Notary Public

My Commission Expires: 11/9/2023

MELISSA WESLOSKI
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES NOVEMBER 9, 2023