Karen Y Johnson Davidson County
Batch# 168524 DEEDWARR
11/29/2018 12:48:56 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20181129-0116451

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811118

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane F. Hayes and wife, Christine M. Hayes 1853 Sprucewood Lane Nashville, TN 37211	Same address as new owner	172-03-0-A-175.00 CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Five Thousand and 00/100 Dollars ($505,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADAM PATRICK CABELL**, a married man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DUANE F. HAYES AND WIFE, CHRISTINE M. HAYES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 93 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Adam Patrick Cabell, a married man, by Warranty Deed from Woodlands Development, LLC, dated 11/17/2017, recorded 11/27/2017, of record in Instrument No. 20171127-0120588, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Woodlands Development, LLC by Quitclaim Deed from ToJo Investments, LLC, dated 6/12/2014, recorded 6/12/2014, of record in Instrument No. 20140612-0051487, said Register's Office.

And being a portion of the same property previously conveyed to ToJo Investments, LLC by Special Warranty Deed from BancorpSouth Bank, dated 4/12/2012, recorded 4/18/2012, of record in Instrument No. 20120418-0033035, said Register's Office.

The address of the herein described property is believed to be 1853 Sprucewood Lane, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence, and as such is not subject to any homestead, dower or marital interest as contemplated by TCA Section 26-2-307 or similar statute.

WITNESS MY/OUR HANDS, this the 21st day of November, 2018.

Adam Patrick Cabell
ADAM PATRICK CABELL

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Marion

Personally appeared before me, a Notary Public, Adam Patrick Cabell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~21st~~ 20th day of November, 2018.

OFFICIAL STAMP
WILLIAM CRAIG ROGERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 963490
MY COMMISSION EXPIRES JUNE 18, 2021

William Craig Rogers
Notary Public

William Craig Rogers
Printed Notary Name

My commission expires: 06/18/2021