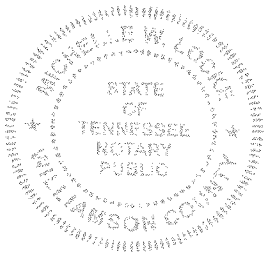
Karen Johnson Davidson County
Batch# 233049 DEEDWARR
05/22/2019 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20190522-0048261



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 9/21/21

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Beste	New Owner	158-11-0-026
(NAME) 6128 Stonehaven Drive	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

LARRY G. HAYES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID BESTE, A MARRIED MAN,

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

SEE ATTACHED EXHIBT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 6128 Stonehaven Drive, Nashville, TN 37215

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

Witness my/our hand(s) this 16th day of May, 2019

Larry G. Hayes by J. Trent Lehman, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2019, before me personally appeared J. Trent Lehman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that* such person (or persons) executed the same as such person (or person's) free act and deed.

*he executed the within instrument on behalf of Larry G. Hayes for the purposes therein contained & further proved to me that he is the Attorney-in-fact for Larry G. Hayes

Witness my hand, at office, this 16th day of May, 2019.

Notary Signature
My commission expires: 03/28/22

OLIVIA DOUGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 3/28/22

LT&E File #15108

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 609 on the plan of Hillsboro Park, Section 13, as of record in Book 4175, page 19, Registers Office for said County, described as follows:

Beginning on the southerly margin of Stonehaven Court at the corners of Lot No. 609 and a tract marked Reserved Parcel "C"; thence with the line between said two lots, southerly 109.5 feet thence north 56 deg. 38 min. west 314.1 feet; thence north-westerly 225.1 feet to the easterly margin of Stonehaven Drive; thence with the same Northeasterly 191 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 37.55 feet to the southerly margin of Stonehaven Court; thence with same southeasterly 422.47 feet to the beginning.

Being the same property conveyed to Larry G. Hayes by Quitclaim Deed dated June 10, 2016 from Ann G. Hayes, recorded November 4, 2016, in Instrument Number 20161104-0116962, in the Official Records of Davidson County, Tennessee.

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

