Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 296844 DEEDWARR
10/07/2019 10:35:44 AM 2 pgs
Fees: $13.00 Taxes: $4,599.84
20191007-0102374

SolmonParks File No. 19-000221-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,243,200.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2019.

Notary Public

My commission expires:

(Notary Stamp) MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Reed Hayes and Annie Hayes	**Reed Hayes and Annie Hayes**	**103-12-0-193.00**
3904 Valley Road	**3904 Valley Road**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Catherine Fisher Delany and James Edward Delany, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Reed Hayes and Annie Hayes, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18, Block F on the Plan of Cherokee Park of record in Plat Book 547, Page (s) 169 and 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell E. Gibson and Julie M. Countees by Warranty deed from S. Patrick Whalen and spouse, Ursula P. Whalen of record in Instrument No. 20120706-0059614 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on July 06, 2012. (Value of consideration shown in aforementioned deed $855,000.00.)

Being the same property conveyed to Catherine Fisher Delany and James Edward Delany, wife and husband by Warranty deed from Russell E. Gibson and Julie M. Countess, husband and wife of record in Instrument No. 20181219-0123098 Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 19, 2018. (Value of consideration shown in aforementioned deed $1,200,000.00.) Being also known as 3904 Valley Road Nashville, Tennessee 37205.

This is ☐ improved ☐ unimproved property known as **3904 Valley Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of October, 2019.

Catherine Fisher Delany

James Edward Delany by Catherine Delany

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Catherin Fisher Delany and James Edward Delany by Catherine Delany, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of October, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000221-528

SP 11/2015