Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No: 0653-19

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2019

Notary Public
My Commission Expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

Address of New Owner	Send Tax Bills To:	
Jarrett Lane 902 Patricia Drive Nashville, TN 37217	Republic Bank + Trust 200 S. 7th St. Louisville, Ky 40202	Map/parcel: 107-09-0-039.00

Karen Johnson Davidson County
Batch# 336629 DEEDWARR
12/31/2019 08:44:08 AM 2 pgs
Fees: $13.00 Taxes: $808.45
20191231-0134741

WARRANTY DEED

FOR AND IN 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, I/WE

Alan L Hayes and Rosemary Hayes, Co-Trustees, Alan L. Hayes and Rosemary Hayes Living Trust

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jarrett Daniel Lane, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Plan of Patricia Heights, Section I, of record in Plat Book 2331, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Alan L. Hayes and Rosemary Hayes, Co-Trustees, Alan L. Hayes and Rosemary Hayes Living Trust, by Quitclaim Deed from Alan L. Hayes and wife, Rosemary Hayes, dated 8/22/18 and recorded 8/27/18 in Instrument Number 20180827-0084419; and the same property previously conveyed to Alan Hayes and wife, Rosemary Hayes by Warranty Deed from Michael T. Gaskill and wife, Deborah A. Gaskill, dated 2/27/86 and recorded 3/4/86 in Book 6795, Page 506, Register's Office for Davidson County, Tennessee.

Also subject to all existing easements and all other matters shown on plat of record in Plat Book 2331, Page 130, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 902 Patricia Drive Nashville, TN, 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of December, 2019

Alan L. Hayes and Rosemary Hayes Living Trust

BY: Alan L. Hayes 12-27-19

Alan L. Hayes, Co-Trustee

Alan L. Hayes and Rosemary Hayes Living Trust

BY: Rosemary Hayes 12-27-19

Rosemary Hayes, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Alan L. Hayes and Rosemary Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee, of the Alan L. Hayes and Rosemary Hayes Living Trust, the within named bargainor,, and that he/she as such Co-Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing his/her name as Co-Trustee of the Alan L. Hayes and Rosemary Hayes Living Trust.

Witness my hand and official seal this 27th day of December, 2019

Belinda Butler

Notary Public

My Commission Expires: 10-22-23

BELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023