This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 381125 **DEEDWARR**
04/02/2020 11:18:21 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200402-0035454

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $285,000.00

Affiant

Subscribed and sworn before me this the 31st day of March, 2020.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kegan Michael Hayes 5524 Hill Ct Nashville, TN 37220	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	161-09-0 072.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CODY A. WOOTEN AND ASHLEY WOOTEN, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KEGAN MICHAEL HAYES AND CLARE ELISABETH FIELDS, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20-A on the Plan of Zone Lot Division, Lot 20, Section One, Brentwood Meadows, of record in Book 5200, Page 694, as revised in Book 6250, Page 302, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cody A. Wooten and Ashley Wooten, husband and wife, by deed from Andrew Evans Williams, unmarried, dated 01/15/2019, of record in Instrument No. 20190118-0005280, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5524 Hill Ct, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of March, 2020.

Cody A. Wooten

Ashley Wooten

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cody A. Wooten and Ashley Wooten,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2020.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY