THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 383393 **DEEDWARR**
04/09/2020 08:24:48 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200409-0037338

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **340,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 13-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Franklin Hayes	New Owner	MAP
2933 Fernbrook Ln		PARCEL 804-08-0-068.00
Nashville, TN 37214		
(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, **David B. Ingram as Successor Trustee of the Ingram Family Trust Dated September 3, 2004 as Amended and Restated on September 4, 2018**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Franklin Hayes and wife, Alyssa Renee Hayes**

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:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section Seven, Lincoya Hills of record in Plat Book 2331, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 186 fronts 95 feet on the south side of Fernbrook Lane and runs back between lines, 186.2 feet on the east line and 225.8 feet on the west line to a dead line in the rear on which it measures 140 feet.

Being the same property conveyed to The Ingram Family Trust, dated September 13, 2004, Clyde H. Ingram and Jean B. Ingram, Trustors and/or Trustees by Warranty deed from Clyde H. Ingram and wife, Jean B. Ingram of record in Instrument No. 20041001-0118745 Register's Office for Davidson County, Tennessee, dated September 13, 2004 and recorded on October 01, 2004.

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 is () UNIMPROVED

(X) IMPROVED property known as **2933 Fernbrook Ln, Nashville, TN 37214.**

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JBM-20-2953

Witness my hand this the 3rd day of April, 2020.

David B. Ingram as Successor Trustee of the Ingram Family Trust Dated September 3, 2004 as Amended and Restated on September 4, 2018

BY: David B. Ingram, Successor Trustee
David B. Ingram, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David B. Ingram** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Successor Trustee** of **The Ingram Family Trust Dated September 3, 2004 as Amended and Restated on September 4, 2018** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **David B. Ingram** as such **Trustee**.

Witness my hand and official seal this the 3rd day of April, 2020.

My Commission expires 11/3/2020

Notary Public