Karen Johnson Davidson County
Batch# 409565 DEEDWARR
06/03/2020 08:03:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20200603-0056730

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2020.

Notary Public

My commission expires: 1-4-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
198 E Main St. Ste 200, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Paul Hayes and Paula Hayes	First Bank	172-12-0D-538.00-CO
509 Saint Jules Lane	318 Seaboard lane ste 205	
Nashville, TN 37211	Franklin TN 37067	

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

Bryan E. Hunziker and Dianne E. Hunziker, husband and wife, and D. Scott Weaver and Nancy G. Weaver, husband and wife, as tenants in common

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

Edgar Paul Hayes, Jr. and Paula Hayes, husband and wife and Evan McCoy Brown, unmarried man

(hereinafter called the "Grantees"), their 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 Unit No. 804 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village. a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes. A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County: also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to one-half (1/2) undivided interest unto Bryan E. Hunziker and Dianne E. Hunziker, husband and wife, and a one-half (1/2) undivided interest unto D. Scott Weaver and Nancy G. Weaver, husband and wife, as tenants in common by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20080402-0033141 Register's Office for Davidson County, Tennessee, dated March 28, 2008 and recorded on April 02, 2008.

This is improved property known as **509 Saint Jules Lane, Nashville, TN 37211.**

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 Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees.

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.

GRANTORS FURTHER COVENANT and bind themselves, 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 22nd day of May, 2020.

Bryan E. Hunziker

Dianne E. Hunziker

D. Scott Weaver

Nancy G. Weaver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bryan E. Hunziker and Dianne E. Hunziker, 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 26th day of May, 2020.

Michelle W Locke
Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, D. Scott Weaver and Nancy G. Weaver, 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 22nd day of May, 2020.

Michelle W Locke
Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY