Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 570,000.00

Affiant

Subscribed and Sworn before me this ~~14th~~ 15th day of July, 2020.

Notary Public
My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Abram John Stephen Pentecost and May Lee Pentecost 175 Kenner Avenue, Nashville, TN 37205	The same	116-04-0-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Phillip Daniel Hayes**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abram John Stephen Pentecost and May Lee Pentecost, husband and wife,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee. being the southerly half of Lot No. 62 on the Plan of the Kenner-Manor Land Company/s Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County. Tennessee.

Said Southerly half of Lot No. 62 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Phillip Daniel Hayes by Warranty Deed from Joan Kane dated August 29, 2019, and filed for record in Instrument No. 20190913-0092872, Registers Office for Davidson County. Tennessee.

This is investment property and not the principal residence of the Grantor or his spouse.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of July, 2020

Karen Johnson Davidson County
Batch# 439108 DEEDWARR
07/16/2020 12:32:01 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20200716-0078093

Phillip Daniel Hayes

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 **Phillip Daniel Hayes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand on this ~~14th~~ 15th day of July, 2020

Notary Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY