Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0400S-20

Karen Johnson Davidson County
Batch# 453887 DEEDWARR
08/10/2020 02:50:32 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20200810-0088938

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2020

Notary Public
My Commission Expires: 8-21-2023

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Address of New Owner	Send Tax Bills To:	
Aaron Jeffrey Ervin 92 Benzing Road Antioch, TN 37013	SAME AS OWNER	Map/parcel: 162 07 0 005.00

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

Deborah L. Hayes, a single woman

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

Aaron Jeffrey Ervin, an unmarried man

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 and being all of Lot No. 80, ANTIOCH PARK, Section 1, as appearing of record in Book 3600, Page 96, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Vernon A. Hayes, Jr. and wife, Deborah L. Hayes by Special Warranty Deed from Secretary of Veterans Affairs, an Office of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, dated 4/5/1991 and filed for record in Book 8328, Page 507, in the Register's Office for Davidson County, Tennessee. The said Vernon A. Hayes, Jr. died on 12/3/2018 leaving Deborah L. Hayes as the fee simple owner of subject property as the surviving tenant by the entirety.

Subject to Restrictive Covenants of record in Book 3861, Page 744; All matters including survey notes as shown on Deed in Book 8328, Page 507; and all existing easements and all other matters as shown on plat of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee.

This property is not subject to mandatory HOA Dues.

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: 92 Benzing Road Antioch, TN, 37013

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), her 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 4th day of August, 2020

Deborah L. Hayes

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Deborah L. Hayes and , 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2020

Notary Public

My Commission Expires: 2/21/22

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD