Karen Johnson Davidson County
Batch# 581353 DEEDWARR
03/02/2021 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210302-0026331

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

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

Affiant

Subscribed and sworn to before me, this 26 day of February, 2021.

Notary Public
My commission expires: 3/17/24

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick J. Hayes 321 Oriel Ave Nashville, TN 37210	New owner	119-01-0-365.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan W. Haire, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Patrick J. Hayes and Gail B. Hayes, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 95 and easterly 17 feet of Lot No. 96 on the plan of Overhill City adn W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Pinder and Jonathan W. Haire, as joint tenants with right of survivorship, by Warranty Deed from David Obedala dated May 16, 2005 of record as Instrument No. 20050520-0057148, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jonathan W. Haire by Quitclaim Deed from William Pinder dated September 11, 2006 of record as Instrument No. 20060918-0115065, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jonathan W. Haire and Irma P. Haire, joint tenants with rights of survivorship by Quitclaim Deed from Jonathan W. Haire dated November 4, 2015 of record as Instrument No. 20151109-0113877, Register's Office for Davidson County, Tennessee. The said Irma P. Haire having since died on February 10, 2016 vesting fee simple title in Jonathan W. Haire.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Victoria Case joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 321 Oriel Ave, Nashville, TN 37210

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 26th day of February, 2021.

Jonathan W. Haire

Victoria Case

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 **Jonathan W. Haire and Victoria Case,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of February, 2021.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021016957

True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021