Karen Johnson Davidson County
Batch# 730146 DEEDWARR
10/05/2021 10:57:42 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20211005-0133665

Box 14
35104-4

WARRANTY DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 4th day of October, 2021.

Notary Public

My commission expires: 8/6/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregath-Good Real Estate, LLC, a Tennessee limited liability company	**"NEW OWNER"**	**155-08-0-A-054.00co**
5001 Traceway Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Catherine Hayward, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregath-Good Real Estate, LLC, a Tennessee limited liability company

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. 54 on the Plan of Poplar Creek Estates, Phase 1, a Planned Unit Development, of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Catherine Hoback, unmarried by Warranty Deed dated November 16, 2001, from Lynn Morrow, unmarried, of record in Instrument No. 20011121-0128007 and further conveyed to Clayton Douglas Hayward and Catherine Hayward, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed dated October 24, 2007, from Catherine Hayward, formerly known as Catherine Hoback, a married woman, who acquired title as an unmarried woman, and joined by her spouse Clayton Douglas Hayward of record in Instrument No. 20071101-0128572 and further conveyed to Catherine Hayward, a married woman by Quitclaim Deed dated June 17, 2021, from Clayton Douglas Hayward and Catherine Hayward, joint tenants with right of survivorship of record in Instrument No. 20210622-0084360, Register's Office for Davidson County, Tennessee.

Clayton Daniel Hayward, spouse of the above named Catherine Hayward, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 6250, Page 647, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates, of record in Book 9472, Page 824, said Register's Office.**

3) **Charter of Poplar Creek Estates Homeowners' Association, Inc. of record in Book 7120, page 125, said Register's Office.**

4) **Sewer Easement to Harpeth Valley Utilities District, of record in Book 6613, page 533, said Register's Office.**

5) **Storm Water Detention Agreement, of record in Book 6613, page 705, said Register's Office.**

6) **Access Easement, of record in Book 6634, page 652, said Register's Office.**

7) **Conveyance of common areas to Poplar Creek Estates Homeowners Association, of record in Instrument No. 20011017-0113305, said Register's Office.**

8) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property known as 6404 Sugar Maple Lane, Nashville, TN 37221.

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 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.

Witness my/our hand(s) this 4th day of October, 2021.

Catherine Hayward
Catherine Hayward

Clayton Douglas Hayward
Clayton Douglas Hayward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Catherine Hayward and Clayton Douglas Hayward** the within named sellers, 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 Nashville, Tennessee, this **4th** day of **October, 2021.**

Notary Public

My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON