RETURN TO
STATEWIDE TITLE + ESCROW
907 RIVERGATE PKWY D-1
GOODLETTSVILLE, TN 37072

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Michelle D. Steele
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 15th DAY OF MARCH, 2004

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL) 3/26/05

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
MICHELLE D STEELE	GMAC MORTGAGE CORPORATION	25
310 ROSEHILL DRIVE	3451 HAMMOND AVENUE	Group 7
GOODLETTSVILLE, TN 37072	WATERLOO, IA 50702	Parcel 36
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM S HALL,JR. and JENNIFER A HALL , a married couple** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE D STEELE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, as of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 183 feet on the southerly side of Rose Hill Drive and runs back between lines, 289.05 feet on the easterly line and 175.15 feet on the westerly line to a dead line in the rear, upon which it measures 191.1 feet thereon.

Being the same property conveyed to William Steve Hall, Jr. and spouse Jennifer A. Hall, by Deed from James W. King and spouse, Wilma B. King, dated 11/23/93 and recorded 11/29/93 in Book 9164, page 179, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); Restrictive Covenents of record in Book 3398, Page 479; any and all matters in the Plat of record in Plat Book 3300, Page 59; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

"The above legal is identical to the one in the previous deed of record."

☐ Unimproved
This is ☒ Improved property known at **310 ROSE HILL DRIVE** (House No.) (Street) (P.O.Address) **GOODLETTSVILLE,** (City or Town) **TN** (State) **37072** (Zip)

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, their heirs and assigns forever, and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 **15th day of March, 2004**

William S. Hall Jr.
WILLIAM S HALL, Jr.

Jennifer A Hall
JENNIFER A HALL

Davidson County DEEDWARR
Recvd: 03/31/04 08:40 2pgs
Fees:13.00 Taxes:693.75

20040331-0035849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, within named WILLIAM S. HALL, JR. and JENNIFER A. HALL, a married couple, be within named bargainors, with whom I am personally aquainted 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 Davidson County, this **15th day of March, 2004**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

