WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 08:44 2pgs
Fees:13.00 Taxes:388.50

20040713-0082978

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Kevin M Hall
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 8 DAY OF July 2004

NOTARY PUBLIC
AT LARGE

MY COMMISSION EXPIRES
(AFFIX SEAL)

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

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number: 26-5-15
Matthew C. Hall	**Same as New Owner**	
205 East Avenue		Group
Goodlettsville, TN 37072		Parcel
(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, I, **Kevin M Hall and Carla Hall husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew M Hall** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT NO 13 ON BLOCK D ON THE PLAN OF ROSCOE PLACE, OF RECORD IN BOOK 843 PAGE 72 REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE. SAID LOT NO 13 FRONTS 50 FEET ON THE WESTERLY SIDE OF HUDSON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO KEVIN M. HALL AND WIFE MISCHELLE A. HALL BY DEED FROM WILLIAM C. FRENSLEY AND WIFE PATRICIA M. FRENSLEY OF RECORD IN BOOK 10500 PAGE 219 REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE. * MISCHELLE A. HALL IS NOW DECEASED*

Subject to all matters appearing on the Plan of record in Plat Book 843 page 72 said Regsiter's Office. 2004 taxes are being prorated and are not yet due and payable.

☐ Unimproved
This is ☒ Improved property known at **205 East Avenue** (House No.) (Street) **Goodlettsville,** (P.O.Address) (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 **8th day of July, 2004**

Kevin M. Hall

Carla Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **Kevin M Hall** and wife **Carla Hall** a Notary Public in and for said County and State, within named _____ be within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Stateline, this 8th day of July, 2004

LISA M. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

My Commission Expires: 3/17/07

STATE OF TENNESSEE
COUNTY OF _____

Before me the undersigned, a Notary Public for the State and County aforesaid, person **Kevin M Hall** the within named bargainor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the , the Corporation by himself

Witness my hand and official seal at _____, this **8th day of July, 2004**

_____
Notary Public

My Commission Expires: _____