File No. 260901557

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/06 16:17 2 pgs
Fees:13.00 Taxes:536.50
20061220-0156988

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/23/10

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXP. 1/23/10

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie ~~McClain~~ McLain (NAME)	Homecomings Financial (NAME)	
1500 Turner Street	2101 Rexford, Ste. 250W	MAP/PARCEL 053-03-0-378.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Charlotte, NC 28211	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Dan Alvis Hall Sr. and Robert Douglas Hall and Ann Hall Kinzer and Janis Hall May heirs of the Kathryn A. Hall and Dorris S. Hall Estate**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlie McClain**, 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:

Being Lot No. 1 on the Plan of VILLAGE OF OLD HICKORY, Section E, as of record in Plat Book 1424, Page 132, 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 the same property conveyed to Dorris S. Hall and Wife, Kathryn A. Hall by deed from Richard A. Hrabe and Wife Davida D. Hrabe of record in Deed Book 2640, page 619, recorded May 18, 1957, Register's Office for said County.

The said Dorris S. Hall and Wife, Kathryn A. Hall having since deceased leaving the said property to Dan Alvis Hall, Sr. and Robert Douglas Hall and Ann Hall Kinzer and Janis Hall May as sole surviving heirs by Affidavit of Inheritance of Real Estate of record in Instrument Number 20061018-0129242, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1500 Turner Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 14th day of December, 2006.

Ann Hall Kinzer

Janis Hall May

Dan Alvis Hall Sr. by Janis Hall May atty in fact

Robert Douglas Hall

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Douglas Hall, Ann Hall Kinzer and Janis Hall May, 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 Mt Juliet, Tennessee, this 12/14/2006.

My Commission Expires: 6-9-07

Notary Public

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Janis Hall May, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in 20061220-0156987 e _____, Registers Office for Davidson, the **Attorney-in-Fact** of Dan Alvis Hall, Sr. (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 12/14/2006.

Witness my hand at office this 14th day of December, 2006.

Commission expires: 6-9-07

Notary Public

File Number: 260901557

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY