File Box 19B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) 07-01-024-K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Caryn A. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2007.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 02/15/07 13:19 2 pgs
Fees:13.00 Taxes:702.63
20070215-0019456

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Robert Tyler Hall	Franklin American Mortgage	091-16-0
3909 Nevada Avenue	501 Corporate Center Dr. Ste. 400	GROUP
Nashville, Tennessee 37209	Franklin, TN 37067	PARCEL 378.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand Nine Hundred Dollars and Zero Cents ($189,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Caryn A. White, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert Tyler Hall and wife, Elizabeth A. Hall, 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.

BEING Lot No. 1 on the Plan of A Resubdivision of Lots 1 and 3 The Hoyte M. Snow Subd. Map of Charlotte Park 2nd Addition Extended, as of record in Plat Book 8250, page 455, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Caryn A. White by deed dated January 31, 2000, from Patrick Joseph Jackson, married, of record as Instrument No. 20000202-0010868 in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated January 25, 2007, from Hoyte M. Snow and wife, Peggy B. Snow, of record as Instrument No. 20070215-0019455 in said Register's Office.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations, and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 3909 Nevada Avenue, Nashville, Tennessee 37209

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 14th day of February 2007.

Caryn A. White

Caryn A. White

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Caryn A. White, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

