File No. 20070032

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/04/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard L. Hall	Countrywide Home Loans, Inc.	75-5-66.00
(NAME)	(NAME)	
166 Bonnafield Drive	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The 166 Bonnafield Drive Trust, First Jordan, LLC, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willard L. Hall and wife, Linda R. 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:

LAND in Davidson County, Tennessee, being Lot No. 896 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee.

BEGINNING on the Westerly margin of Bonnafield Drive at the common front corner of Lots 896 and 897; thence in a westerly direction with line between said Lots 143.7 feet to a point in the line of Lot 895; thence with the line of said Lot Southwardly 99.55 feet to a point in the Northerly margin of Bonnavale Drive; thence along the margin of said Drive, Eastwardly 124.33 feet to a concrete monument at the beginning of a curve; thence around said curve in a Northeastwardly direction 42.40 feet to a concrete monument on the Westerly margin of Bonnafield Drive; thence along the margin of said Drive Northwesterwardly 126.69 feet to the point of beginning.

Being the same property conveyed to The 166 Bonnafield Drive Trust, First Jordan, LLC, Trustee by deed from Richard J. Barr, dated October 24, 2006 and recorded on November 1, 2006 in Instrument No. 20061101-0135572, being rerecorded in Instrument No. 20070223000 22707, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 166 Bonnafield Drive, Hermitage, TN 37076

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

Davidson County DEEDWARR
Recvd: 02/23/07 10:06 2 pgs
Fees:13.00 Taxes:499.50
20070223-0022708

File No. 20070032

Witness my hand this 16th day of February, 2007.

The 166 Bonnafield Drive Trust, First Jordan, LLC, Trustee

By: _____
Dan Lain, Managing Member

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Managing Member of First Jordan, LLC, the within named bargainor, and limited liability company, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Dan Lain as such Managing Member.

Witness my hand and official seal this 16th day of February, 2007.

Commission expires: 10/28/09

_____
Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY