WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 130,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23rd** DAY OF **May, 2008** Notary Public MY COMMISSION EXPIRES: 7.19.08 (AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

Davidson County DEEDWARR
Recvd: 06/09/08 13:30 2 pgs
Fees:13.00 Taxes:481.00

20080609-0059080

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 08-050017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Hall	**SAME**	**01807000600**
(NAME) **305 Isaac Drive**	(NAME)	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS)	
(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, **Chanda Melton Willis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Hall and Amber Hall, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 12 ON THE PLAN OF SECTION 1, CONNELL ESTATES, OF RECORD IN BOOK 2900, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 12 FRONTS 199 FEET ON THE NORTHEASTERLY SIDE OF ISAAC DRIVE AND RUNS BACK 192.15 FEET ON THE NORTHWESTERLY LINE AND 201.05 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 187 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHANDA L. MELTON, UNMARRIED, BY WARRANTY DEED FROM GARY C. WILLIS, UNMARRIED, RECORDED ON THE 25TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060725-0089696, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CHANDA L. MELTON HAVING SINCE MARRIED AND IS NOW KNOWN AS CHANDA MELTON WILLIS.

GARY WILLIS, SPOUSE OF CHANDA MELTON WILLIS, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS MARITAL INTEREST TO SAID PROPERTY.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **305 Isaac Drive, Goodlettsville, TN 37072**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **May, 2008**.

Chanda Melton Willis

Chanda Melton Willis

Gary Willis

Gary Willis

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Chanda Melton Willis and Gary Willis**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 5/23/2008.

KELLYANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

NOTARY

MY COMMISSION EXPIRES: 7.19.08