File No. 280200291

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/08 15:30 2 pgs
Fees:13.00 Taxes:813.63
20080613-0061332

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Hall	Same	173-4-A-262.CO
(NAME) 5413 Oak Chase Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **ERNEST KUHLO AND WIFE, PATRICIA KUHLO**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL E. HALL, A SINGLE MAN**, hereinafter called the grantee(s), I heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 262, on the Plan of Oak Highlands, Phase Three, First Revision, a Planned Unit Development as shown by plat of record in Instrument No. 20020122-0008284, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernest Kuhlo and wife, Patricia Kuhlo by Trustee's Deed from Aaron Squyres as Successor Trustee and Liz Moseley as Co Trustee of record in Instrument No. 20071108-0132035, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20020122-0008284 Register's Office of said County.

Restrictive Covenants of record in Deed Book 7350, Page 24, Book 8765, Page 77 and Charter Merger in Instrument No. 20070807-0093758 Register's Office of said County.

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 5413 Oak Chase Drive, Antioch, TN 37013
(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), I 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), I 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.

Ernest Kuhlo by Nan Pendergrast

Ernest Kuhlo, by Nan Pendergrast, his Attorney-in-Fact

Patricia Kuhlo by Nan Pendergrast

Patricia Kuhlo, by Nan Pendergrast, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nan Pendergrast 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, pursuant to Power of Attorney of record in Instrument No. 4373-168 Registers Office for ~~Davidson~~ Williamson, the **Attorney-in-Fact** of Earnest Kuhlo (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 28th day of May, 2008.

My Commission Expires:. June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nan Pendergrast 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, pursuant to Power of Attorney of record in Instrument No. 4373-168, Registers Office for ~~Davidson~~ Williamson, the **Attorney-in-Fact** of Patricia Kuhlo (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 28th day of May, 2008.

My Commission Expires:. June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280200291

RETURN TO:
Cumberland Title
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