File No. 281000726

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Clarence L Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/05/08 14:17 2 pgs
Fees:13.00 Taxes:249.75
20081105-0110222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence L. Hall	Clarence L. Hall	059140002600
(NAME)	(NAME)	059-14-0-026.00
3738 Homeland DR		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(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, Wells Fargo Financial Tennessee 1, Inc., hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Clarence L. Hall, 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:

Land in Davidson County, Tennessee being Lot No. 245 on the plan of Section 1, Treppard Heights Subdivision of record in Book 2663, Page 64 and 65, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Wells Fargo Financial Tennessee 1, Inc. by Deed from Olen Marcus and Rene Marcus, dated 8/7/08, filed 8/18/08, of record in Instrument No. 20080818-0084299, Register's Office of Davidson County, Tennessee.

Taxes for the year 2009 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 2663, Page 64 and 65, Register's Office of said County.

Restrictions of record in Book 2752, Page 213, Book 2797, Page 183, Book 2806, Page 486, Book 3987, Page 193, said Register's Office

Easement to Utilities of record in Book 2663, Page 64, said Register's Office.

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 3110 W. Hamilton Ave., Nashville, TN 37218
(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 our hands this 27th day of October, 2008.

Wells Fargo Financial Tennessee I, Inc.

By: _____

LYNN CARDER
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn Carder with whom I am personally acquainted and who proved himself/herself to be the VP of Wells Fargo Financial Tennessee I, Inc. the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 27 day of October, 2008.

Commission expires:

_____
Notary Public

NOTARIAL SEAL IOWA

KRISTINE LEE SCHARNBERG
Commission Number 746466
My Commission Expires
April 17, 2010

File Number: 281000726
RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027