BILL GARRETT, Davidson County
Trans:T20090054922 DEEDWARR
Recvd: 08/11/09 16:00 3 pgs
Fees:18.00 Taxes:4162.50
20090811-0075716

44
GSRM

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00. Katie G. Steele Affiant Subscribed and sworn to before me, this 11th day of August, 2009. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 2, 2011

Address New Owner As Follows: Katie G. Steele 4504 Millrace Lane Nashville, TN 37205	Send Tax Bills To: Katie G. Steele 4504 Millrace Lane Nashville, TN 37205	Map-Parcel Number: 130 09 0 143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACE WARD HALL, WENDE HALL STAMBAUGH, AND RICHARD RHOADS HALL, JR., CO-TRUSTEES OF THE GRACE WARD HALL REVOCABLE TRUST**, hereinafter called the Grantors, with full right to and power to convey, sell, mortgage, lease or otherwise transfer and encumber the property without the joinder or consent of any beneficiary or other party, have bargained and sold, and by these presents does transfer and convey unto **KATIE G. STEELE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block N. 1 on the plan of Highlands of Belle Meade No. 1 as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Said Lot 17 fronts 174 feet on the north side of Brookfield Drive and runs back 412 feet 6 inches on the easterly line and 384 feet 6 inches on the westerly line to a dead line measuring 150 feet thereon.

Being the same property conveyed to Grace Ward Hall, Wende Hall Stambaugh, and Richard Rhoads Hall, Jr., Co-Trustees of the Grace Ward Hall Revocable Trust by quitclaim deed from Grace W. Hall of record as Instrument No. 20090325-0026712, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

This is improved property known as: **412 W Brookfield Drive, Nashville, TN 37205.**

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11th day of August, 2009.

Grace Ward Hall, Co-Trustee of the Grace Ward Hall Revocable Trust
Grace Ward Hall, Co-Trustee of the
Grace Ward Hall Revocable Trust

Wende Hall Stambaugh, Co-Trustee of the Grace Ward Hall Revocable Trust
Wende Hall Stambaugh, Co-Trustee of the
Grace Ward Hall Revocable Trust

Richard Rhoads Hall, Jr. Co-Trustee of the Grace Ward Hall Revocable Trust
Richard Rhoads Hall, Jr., Co-Trustee of the
Grace Ward Hall Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRACE WARD HALL, CO-TRUSTEE OF THE GRACE WARD HALL REVOCABLE TRUST ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of August, 2009

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WENDE HALL STAMBAUGH, CO-TRUSTEE OF THE GRACE WARD HALL REVOCABLE TRUST ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of August, 2009

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD RHOADS HALL, JR., CO-TRUSTEE OF THE GRACE WARD HALL REVOCABLE TRUST ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of August, 2009

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011