File No. 210070253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100048663 DEEDWARR
Recvd: 08/06/10 11:12 2 pgs
Fees:13.00 Taxes:751.10
20100806-0062098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tristan Kurtis Kinsley	Fidelity Bank d.ba Fidelity Bank Mtg.	
(NAME)	(NAME)	
1900 Richard Jones Road Unit 0-3	3 Corporate Square, Suite 700	MAP/PARCEL 117150A15100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Atlanta, GA 30329	
(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, **Estate of Calvin F. Hall, Sr.,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tristan Kurtis Kinsley and Carrie Allbritten Kinsley, husband and wife,** hereinafter called the grantee(s), 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 Unit No. O-3, also known as Parcel No. 151 on the Plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5304, Page 702, Register's Office for Davidson County, Tennessee. Said Master Deed amended in Book 7841, Page 557, and said By-Laws amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee.

The said Calvin Forrest Hall, Sr. died testate on December 29, 2009 devising subject property to Keith S. Hall, Sr. as evidenced by the Last Will and Testament of Calvin Forrest Hall, Sr. filed in Document 10P242, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Book 5304, Page 702, said Register's Office.

Amended Master Deed of record in Book 7841, Page 557, said Register's Office.

Amended By-Laws of record in Book 9830, Page 181, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569, said Register's Office.

Instrument of Dedication of Easement of record in Book 4320, Page 896, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1900 Richard Jones Road 0-3, Nashville, TN 37215
(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), THEIR 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), 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.

Witness my hand this 23rd day of July, 2010.

Estate of Calvin F. Hall, Sr.

By: _____
Keith S. Hall, Sr. Executor

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Keith S. Hall, Sr with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of Estate of Calvin F. Hall, Sr. the within named bargainer, a corporation, and that, Keith S. Hall, Sr., being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of July, 2010.

Commission expires: 6-5-12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

_____
Notary Public

File Number: 210070253

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122