File No. 100575

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053155 DEEDWARR
Recvd: 08/26/10 11:59 2 pgs
Fees:13.00 Taxes:610.50

20100826-0067579

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

SUMNER COUNTY, TENNESSEE
JANET L. DAVIS
NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Hall	SunTrust Mortgage, Inc.	018.00 044.01
(NAME)	(NAME)	
221 Engel Avenue	401 Commerce Street, Ste 6100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Gayle Price Borchers, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Hall, an unmarried man, HEREINAFTER CALLED THE GRANTEES, 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, State of Tennessee, described as follows, to-wit:

Beginning at a concrete monument located in the southeast corner of Lot No. 27, Connell Estates Subdivision, of record in Plat Book 2900, page 130, Register's Office for Davidson County, Tennessee; thence South 21 deg. 34' East 100 feet; thence South 2 deg. 06' East 200.1 feet; thence South 79 deg. 02' West 41.3 feet; thence North 87 deg. 58' West 100 feet; thence North 84 deg. 33' West 96.5 feet; thence North 24 deg. 15' East 130.5 feet; thence North 22 deg. 50' West 106.5 feet; thence North 68 deg. 26' East 190.1 feet to the point of beginning.

Being the same property conveyed to Gayle O. Price, an unmarried woman by deed from Ronald L. Martin and wife, Tedi E. Martin, dated November 21, 2002 and recorded on November 22, 2002 in Instrument No. 20021122-0145686, Register's Office, Davidson County, Tennessee.

Gayle O. Price and Gayle Price Bouchers being one and the same person.

Subject to restrictions of record in Book 4292, page 862, said Register's Office.

Subject to any and all matters as they map appear on the plan of record in Book 2900, page 130, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Robert J. Borchers herein joins to convey any and all right and interest he may have; especially his marital rights.

File No. 100575

unimproved ☐

This is improved ☒ property, known as 221 Engel Avenue, 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.

Witness my hand this 20th day of August, 2010.

Gayle Price Borchers

Robert J. Borchers

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayle Price Bouchers and Robert J. Borchers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2010.

Commission expires: 2-28-12

Notary Public

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE