BILL GARRETT, Davidson County
Trans:T20110007496 DEEDWARR
Recvd: 02/04/11 12:47 3 pgs
Fees:18.00 Taxes:638.25
20110204-0010201

This Instrument prepared by
~~and after recording return to~~:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Ashley Dean **1643 Northview Avenue** **Nashville, TN 37216**	**Same**	**072-10-0-312**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **ROBERT MICHAEL HALL AND WIFE, ADRIANNE HALL** (the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantors, from **ASHLEY DEAN, an unmarried woman** (called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Chas. U. Coggins First Addition to Nashville, of record as Plat Book 421, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 18 fronts 57.5 feet on the easterly side of Northview Avenue, and runs back with the southerly margin of Otay Avenue 162.2 feet, and on the south line 162 feet to an alley, and shows 52.3 feet on said alley.

Being the same property conveyed to ROBERT MICHAEL HALL and wife, ADRIANNE HALL, by deed from BANCORPSOUTH BANK, of record as Instrument No. 20091001-0091396, dated September 30, 2009, said Register's Office.

This is improved property commonly known as: **1643 Northview Avenue, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 31ST day of January, 2010.

Robert Michael Hall

Adrianne Hall

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Robert Michael Hall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 31ST day of January, 2011.

Notary Public

My commission expires

KIMBERLY P. HURST
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 **Adrianne Hall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 31st day of January, 2011.

Kimberly P. Huskey
Notary Public

My commission expires:

KIMBERLY P. HUSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is 172,500.00.

AFFIANT

Sworn to and subscribed before me this 31st day of January, 2011.

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Carol A. Clawson
NOTARY PUBLIC
My Commission Expires: 3-17-14