(2)

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110020236 DEEDWARR
Recvd: 04/06/11 13:47 2 pgs
Fees:13.00 Taxes:499.50
20110406-0026671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Taylor	Waterstone Mortgage Corporation	
(NAME)	(NAME)	146-4-187
4792 Trousdale Drive	1133 Quail Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Pewaukee, WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARY ELIZABETH VANN HALL AND HUSBAND, DEREK C. HALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURTNEY BROOKE TAYLOR, UNMARRIED AND KENNETH R. TAYLOR AND WIFE, BRENDA B. TAYLOR,** 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, Tennessee, being Lot No. 3B on the Plan of Zone Lot Division of Lot 3, Magnolia Hall of record in Plat Book 5800, Page 197, amended in Book 5200, Page 797, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Elizabeth Vann by deed from Edward J. Maksimowicz, married of record as Instrument No. 20020628-0078143, Register's Office for Davidson County, Tennessee, dated June 27, 2002. Mary Elizabeth Vann has since married and is now known as Mary Elizabeth Vann Hall.

Derek C. Hall joins in the conveyance for the limited purpose of conveying any interest that he may have in said land.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5800, Page 1971 amended in Book 5200, page 797, said Register's Office; and (c) restrictive covenants of record in Book 6213, page 359, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4792 Trousdale Drive, Nashville, TN 37220

(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 31st day of March, 2011.

Mary Elizabeth Vann Hall

Mary Elizabeth Vann Hall

Derek C. Hall

Derek C. Hall

By: Mary Elizabeth Vann Hall Attorney in Fact

Mary Elizabeth Vann Hall, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

*Vann

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2011.

STEPHANIE M. JOPPECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014

Stephanie M. Joppeck

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Elizabeth Vann Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Derek C. Hall, and who acknowledged that she executed the same as the free act and deed of Derek C. Hall.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2011.

Stephanie M. Joppeck

Notary Public

STEPHANIE M. JOPPECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014