GSRM
BLK 44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055657 DEEDWARR
Recvd: 09/08/11 10:06 2 pgs
Fees:13.00 Taxes:499.13
20110908-0069579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-9-13 (AFFIX SEAL)

IVA J. BINKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
GRAHAM COUNTY, N.C.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin D. Tyndall	Avenue Bank	Map 96-13
(NAME)	(NAME)	
431 Heney Drive	3823 Cleghorn Avenue	Parcel 23
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(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, **ALAN M. HALL AND BRIDGET L. MUSICK HALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN D. TYNDALL, UNMARRIED, AND AMY ELIZABETH DIGGES, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 96 on the Plan of Perry Heights Subdivision of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alan M. Hall and Bridget L. Musick as Tenants in Common with Right of Survivorship, by deed from Mark Wendall Greer, unmarried, of record in Instrument #20060727-0091164, said Register's Office. Alan M. Hall and Bridge L. Musick have since married. Bridget L. Musick is now known as Bridget L. Musick Hall.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 2900, page 18, said Register's Office; (c) restrictive covenants of record in Book 2928, page 445 and Book 11421, page 498, said Register's Office; and (d) easement of record in Book 9164, page 957, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 431 Heney Drive, Nashville, Tennessee 37214
(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 our hands this 2nd day of September, 2011.

Alan M. Hall

Bridget L. Musick Hall

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 Alan M. Hall and Bridget L. Musick Hall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011