BILL GARRETT, Davidson County
Trans:T20110056461 DEEDWARR
Recvd: 09/12/11 13:46 2 pgs
Fees:13.00 Taxes:447.70
20110912-0070645

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2011.

Notary Public
MY COMMISSION EXPIRES: 10/27/2012
File No. 11-2765D

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Tomkins, Jr., unmarried (NAME)	Pinnacle National Bank (NAME)	25 3 13
507 Moncrief Avenue (STREET ADDRESS)	150 3rd Avenue South, Ste. 900 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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 HEREBYACKNOWLEDGED, WE, **Michael Theodore Hall, unmarried, as the sole heir at law of Theodore V. Hall, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Tomkins, Jr., unmarried,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the west or front 165 feet of Lots No. 52 and 53 on the Revised Map of Moncrief's Subdivision of the north part of the Allen Mathes land at Goodlettsville, Tennessee, not of record, and described according to a copy of a survey thereof made May 25, 1938, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a point in the easterly margin of Moncrief Avenue, the common corner of Lots Nos . 51 and 52; thence with the line between said lots southeasterly 165 feet to a point; thence southeasterly 165 feet to a point; thence southwesterly, parallel to the margin of Moncrief Avenue, 200 feet to a point in the line between said lots northwesterly 165 feet to a point in Moncrief Avenue; thence with the margin of the same northeasterly 200 feet to the point of beginning.

BEING the same property conveyed to Theodore V. Hall, Jr. from Rebecca C. Hall, by Deed dated January 22, 1989, in Book 7757, Page 172, in the Register's Office for Davidson County, Tennessee.

The said Theodore V. Hall, Jr. having since died intestate on October 4, 2010. Michael Theodore Hall Being his sole heir at law. See Affidavit of Heirship as recorded in Instrument #20110912-0070644, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 507 Moncrief Avenue, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 30th day of August, 2011.

x _____
Michael Theodore Hall

August 30, 2011
Date

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 Michael Theodore Hall, unmarried, 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 30th day of August, 2011.

My Commission Expires: 3/3/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066