STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00 .

Subscribed and sworn to before me, this 22nd day of October, 2011.

Affiant

My Commission Expires:

May 20, 2014

Notary Public

THOMAS M. EVANS, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110066938 DEEDWARR
Recvd: 10/26/11 09:54 2 pgs
Fees:12.00 Taxes:0.00
20111026-0083184

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JEFF HALE 134 TIMBERHILLS ROAD HENDERSONVILLE, TN 37075 MAP & PARCEL NO. 071-05-0-043.00	JEFF HALE 134 TIMBERHILLS ROAD HENDERSONVILLE, TN 37075

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIE SMITH,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JEFF HALE,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 6 and the Westerly 20 feet of Lot No. 5 on the plan of E.T. Browns subdivision of parts of Lots 9 and 10 in Brooklyn, as of record in Book 332, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and the westerly part of Lot No. 5 front together 70 feet on the Southerly side of Gooch Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeff Hale, with Marie Smith expressly retaining a life estate by Warranty Deed from Marie Smith, dated August 29, 2008 and filed of record on September 5, 2008 in Instrument No. 20080905-0091147, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2011, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 60; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2011 GOOCH STREET, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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.

THIS DOCUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES AND JAMIE L. TAYLOR AND TAYLOR TITLE & ESCROW, INC. DOES NOT WARRANT ANY INFORMATION CONTAINED HEREIN.

WITNESS MY HAND THIS 22nd DAY OF OCTOBER, 2011.

Marie Smith
MARIE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2011, before me personally appeared Marie Smith, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:
May 20, 2014

Notary Public

THOMAS M. EVANS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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WARRANTY DEED

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