THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:

James A. Hallman, Trustee
Dollie J. Hallman, Trustee
7301 Bidwell Road
Joelton , TN 37080

SEND TAX BILL TO:

Same

MAP-PARCEL NOS:

Parcel ID: 01400004618

BILL GARRETT, Davidson County
Trans:T20120014049 DEEDWARR
Recvd: 02/27/12 13:03 2 pgs
Fees:12.00 Taxes:0.00
20120227-0016718

WARRANTY DEED

For and in consideration of the sum of FIVE AND 00/100 DOLLARS ($5.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James A. Hallman and wife, Dollie Jean Hallman,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **James A. Hallman, Trustee and Dollie J. Hallman, Trustee** of the **James A. Hallman and/or Dollie J. Hallman Revocable Living Trust,** hereinafter referred to as Grantee, its successors and assigns, their interest in and to a certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Bidwell Road, located north 2 degrees east and 4600 feet from the margin of Old Clarksville Pike, thence north 87 degrees 30 minutes west 791.7 feet to an iron pin; thence north 2 degrees 29 minutes east 63.2 feet to an iron pin; thence south 88 degrees 36 minutes east 498.50 feet to an iron pin in the west margin of Bidwell Road; thence south westerly along the west margin of said road 140 feet to the beginning and continuing 2.18 acres, being part of the real property conveyed to H. T. Hays and wife by deed from C. B. Bidwell as of record in book 1247 page 499 said register's office.

Being the same property conveyed to James A. Hallman and wife, Dollie Jean Hallman, by deed from Herbert Thurman Hays and wife , Alberta Hester Hays of record in Deed Book 3644, page 334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions, easements, encumbrances, and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 25th day of February, 2012.

X James A. Hallman
James A. Hallman

X Dollie J. Hallman
Dollie Jean Hallman

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A. Hallman and Dollie Jean Hallman**, the within-named bargainors, 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 Joelton, Tennessee, this 25th day of February, 2012.

Ray K. Howell
NOTARY PUBLIC

My commission expires: 10-13-2015

RAY K. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES
October 13, 2015

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.