File Box 8

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20120019439 DEEDWARR
Recvd: 03/19/12 08:54 2 pgs
Fees: 13.00 Taxes: 3792.50
20120319-0022891

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

CHRISTY W. LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of March, 2012.

Notary Public

My commission expires: _____

MY COMMISSION EXPIRES: March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam Reig & Emily B. Reig	SunTrust Mortgage, Inc.	
4434 Alcott Dr.	1001 Semmes Avenue, RVW5023	130-120-19
Nashville, TN 37215	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRED B. HALL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM REIG AND SPOUSE, EMILY B. REIG**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 18 on the Plan of Hycrest Acres III, of record in Plat Book 2331, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred B. Hall, married by Warranty Deed dated August 16, 2010 from Amy E. Rutherford, unmarried of record in Instrument Number 20100818-0065211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alfred G. Rutherford and wife, Dorothy B. Rutherford by Warranty Deed dated August 22, 1957 from George T. Hicks and wife, Sallie R. Hicks, of record in Book 2703, page 201, Register's Office for Davidson County, Tennessee. The said Alfred G. Rutherford predeceased his wife, Dorothy B. Rutherford leaving her as the surviving tenant by the entirety. The said Dorothy B. Rutherford having since died, and pursuant to her Last Will and Testament and by Order of the Chancery Court for Davidson County, Tennessee, of record in Book 6490, page 762, Register's Office for Davidson County, Tennessee, the subject property was vested in Amy E. Rutherford.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4434 Alcott Dr., Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2012.

Fred B Hall

Fred B. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fred B. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2012.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

J Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

Mary Anne Hall, spouse of Fred B. Hall, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Mary Anne Hall

Mary Anne Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Anne Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2012.

J Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY