BILL GARRETT, Davidson County
Trans:T20120031417 DEEDWARR
Recvd: 04/30/12 14:07 2 pgs
Fees:13.00 Taxes:444.00
20120430-0036799

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0066HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Virginia D. Jeffrey
Affiant

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2012.

Kim Gillespie
Notary Public
Commission Expires: 10-23-12

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffery Owen Hallman 302 Drake Street Goodlettsville, TN 37072	Same as New Owner	02601004800

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Ronald R. Hallett and wife, Candace J. Hallett

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Owen Hallman, an unmarried person

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:

TRACT 1:
LAND in Davidson County, Tennessee, being the southerly 150 feet of Lot 3, Block "G" on the plan of Roscoe Place, Goodlettsville, TN, as shown by plat of record in Plat Book 843, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the northerly side of Drake Street and runs back 150 feet on the easterly line and 150 feet on the westerly line to a dead line, measuring 47 feet, nine inches thereon.

TRACT 2:
LAND in Davidson County, Tennessee, being the rear 5 feet of Lot 4, Block G, Roscoe Place, as prepared by Tommy Walker, R.L.S., P.O. Box 495, Ridgetop, Tennessee 37152.

Said strip of land fronts 5 feet on Drake Street, and runs back between parallel lines, adjoining Lot 3, 75 feet to the southerly line of Roquevert property, as of record in Book 8443, page 456, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald R. Hallett and Candace J. Hallett, husband and wife, by deed from United Methodist Renewal Services Fellowship, Inc., d/b/a Aldersgate Renewal Ministries, of record in Instrument No. 20081020-0104971, in said Register's Office, dated 10/09/2008, recorded 10/20/2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 302 Drake Street, 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 so 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.

Dated this the 25th day of April, 2012.

Ronald R. Hallett

Candace J. Hallett

STATE OF MA
COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald R. Hallett and Candace J. Hallett** 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 at Needham, MA this 25 day of April, 2012.

Notary Public
My Commission Expires:

GULMIRA DAVID
Notary Public
COMMOMWEALTH OF MASSACHUSETTS
My Commission Expires 08/22/2014

(Notary Seal)