BILL GARRETT, Davidson County
Trans:T20120032049 DEEDWARR
Recvd: 05/02/12 10:32 2 pgs
Fees:13.00 Taxes:129.50

20120502-0037499

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	
Choice City Homes, LLC	New Owner	Map 81-16
102 Vaughn Road		Parcel 694.00
Nashville, TN 37221-4392		12-04-14156

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles R. Hall and wife, Guinna S. Hall** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Choice City Homes, LLC, a Tennessee limited liability company** (The "Grantee"), its successor and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being the northerly 2 feet of the westerly 100 feet of No. 39, and the southerly 25 feet of the westerly 100 feet of Lot No. 40 on the plan of C.M. Holt's Addition, of record in Book 21, page 33, Register's Office for said County, and being known as Lot B on the map of the re-subdivision of Lots 38, 39, and 40 on said plan, described as follows:

Said part of Lots Nos. 39 and 40 or Lot B, fronts together 27 feet on the easterly margin of 11th Avenue north, formerly Cumberland "street, and runs back between parallel liens 100 feet to a dead line.

Being the same property conveyed to Charles R. Hall and wife, Guinna S. Hall, by Warranty Deed from Wenford Barnes, of record in Instrument Number 20101011-0081433 and Warranty Deed from Marlene Burkeen Sisney as attorne-in-fact for Evelyn Burkeen, a widow to Wenford Barnes of record in Deed Book 8355, page 424, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 936 11th Avenue North, Nashville, TN 37208.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 21, page 33, said Register's Office.
3. Covenants, Conditions and Restrictions of record in Deed Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Norma J. Crawford
Affiant

Subscribed and sworn to before me this 1st day of May, 2012.

Notary Public

My Commission Expires: 1-24-15

VICKIE W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors 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 set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of May, 2012.

Charles R. Hall

Charles R. Hall

Guinna S. Hall

Guinna S. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles R. Hall and wife, Guinna S. Hall with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May, 2012.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-24-15