THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 407,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012. Notary Public MY COMMISSION EXPIRES: March 5, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120040193 DEEDWARR
Recvd: 06/01/12 09:27 2 pgs
Fees:13.00 Taxes:1505.90
20120601-0047462

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall M. Hall	SunTrust Mortgage, Inc.	MAP 105-01-0
1025 Villa Place	1001 Semmes Avenue, RVW-5093	PARCEL 114.00
Nashville, TN 37212	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Chris Wallin and wife, Camille Wallin** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall M. Hall and wife, Julie Hall** 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:

LAND in Davidson County, Tennessee, being the south 47 1/2 feet of Lot No. 119 on the Plan of Spurr's Subdivision of the Boyd Amend Tract of record in Plat Book 21, page 83, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 119 fronts 47 1/2 feet on the westerly side of Villa Place and runs back between parallel lines 150.8 feet to an alley.

BEING the same property conveyed to Chris Wallin and wife, Camille Wallin by deed from Vassion Investment Properties LLC of record as Instrument No. 20061023-0131219, Register's Office for Davidson County, Tennessee, dated October 20, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1025 Villa Place, Nashville, TN 37212.**

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 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.

Witness ____ hand( ) this the 25th day of May, 2012.

Camille Wallin

Camille Wallin

Chris Wallin by Camille Wallin, Attorney-In-Fact

Chris Wallin by Camille Wallin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Camille Wallin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Camille Wallin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Chris Wallin**, as Attorney in Fact, as the free act and deed of the within named **Chris Wallin**.

Witness my hand and official seal this the 25th day of May, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE