WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,946.00

Elaine Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: ~~JULY 24, 2013~~. 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Smallen, and Andrew J. Peters		141-7-B-22.00
(NAME)	(NAME)	
7032 Somerset Farms Drive	7032 Somerset Farms Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, David A. Hall and Catherine Wood, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle Smallen, an unmarried man and Andrew J. Peters,* a married man, 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: *Jr.

Being Lot No. 22 on the Plan of Somerset Farms, Section One, as of record in Plat Book 7900, page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David A. Hall and Catherine W. Hall, by Warranty Deed of record in Book 11466, Page 361 Register's Office for Davidson County, Tennessee. The said Catherine W. Hall is now known as Catherine Wood.

Subject to all matters as shown on Plan of Somerset Farms of record in Plat Book 7900, page 357, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 6900, page 972 and Book 7900, page 327, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 8556, Page 11, By-Laws of record Book 8556, Page 25, Register's Office for Davidson County, Tennessee. Easement of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee. Charter of Somerset Farms HOA of record in Book 7382, Page 225, Book 7820, Page 608, Book 8235, Page 521, Book 8584, Page 20, Register's Office for Davidson County, Tennessee. Deed to Somerset Farms HOA of record in Book 9101, Page 667 and Instrument No. 20001218-0123912, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7032 Somerset Farms Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120053408 DEEDWARR
Recvd: 07/20/12 08:14 2 pgs
Fees:13.00 Taxes:610.30
20120720-0063722

Witness our hands this 13th day of July, 2012.

David A. Hall by Terry DeSelms, Attorney-in-Fact

Catherine Wood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of July 2012 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument David A. Hall through Power of Attorney granted 07/13/12 by the said David A. Hall.

Witness my hand and official seal at Franklin, Tennessee this 13th day of July, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Wood, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of July, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013