WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

ADDRESS NEW OWNER:
Todd D. Greer, II
Angela P. Greer
418 Coventry Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20120057883 DEEDWARR
Recvd: 08/06/12 10:14 2 pgs
Fees:13.00 Taxes:843.60
20120806-0069588

SEND TAX BILL TO:

Franklin Synergy Mortgage
3301 Aspen Grove Dr Ste 200
Franklin TN 37067

MAP & PARCEL NOS.:
147-02-0 149

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nathan M. Hall and Andrea Hall, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Todd D. Greer, II and Angela P. Greer, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 29 on the Plan of Elysian Park, as of record in Book 2331, Page 32, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Nathan M. Hall, an unmarried man, from Corporate Transfer Service, Inc., by Corporate Warranty Deed recorded on September 10, 2002, in Instrument No. 20020910-0110048, Register's Office for Davidson County, Tennessee. The said Nathan M. Hall has since married, and his wife, Andrea Hall, joins in this conveyance to convey any and all interest she may have in said property including but not limited to any martial rights therein. See Quitclaim Deed also of Inst. No. 20090408-0029702, said Register's Office

This is property with a common address of **418 Coventry Drive, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2331, Page 32, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2435, Page 360, said Register's office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that 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.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of August, 2012.

Nathan M. Hall

Andrea Hall

Date

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nathan M. Hall and Andrea Hall, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **3rd** day of **August 2012.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*Date

Notary Public
My Commission Expires: My Commission Expires MAY 6, 2013

File No. 1208-148

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$228,000.00~~.

Affiant

Subscribed and sworn before me this 3rd day of August, 2012.

Notary Public
My Commission Expires: 6-26-16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY