| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2012<br>Notary Public<br>MY COMMISSION EXPIRES: 11/4/2013<br>(AFFIX SEAL) My Commission Expires NOV. 4, 2013 |
|---|---|

BILL GARRETT, Davidson County
Trans:T20120058275 DEEDWARR
Recvd: 08/07/12 09:05 2 pgs
Fees:13.00 Taxes:1082.25
20120807-0070117

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nathan M. Hall and Andrea D. Hall | Avenue Bank | 11503010500 |
| (NAME) | (NAME) | |
| 1028 Davidson Road | 3823 Cleghorn Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Claudia Lyday Padfield fka Claudia Lyday, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nathan M. Hall and Andrea D. Hall, husband and wife** 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 Lot No. 30 on the plan of Crestmeade, Section 1, of record in Book 2331, page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Claudia Lyday by Warranty Deed from Candace Michele Price and husband, Christopher Noble Price dated March 1, 2007 of record in Instrument No. 20070305-0026816, Register's Office of Davidson County, Tennessee.

Donald T. Padfield, husband of Claudia Lyday Padfield hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1028 Davidson Road, Nashville, TN 37205

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, has 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 our hands this **3rd** day of **August, 2012**

Claudia Lyday Padfield

Donald T. Padfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Claudia Lyday Padfield and husband Donald T. Padfield**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **August, 2012**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-10-12