THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120062506 DEEDWARR Recvd: 08/21/12 14:49 2 pgs Fees:13.00 Taxes:321.90 20120821-0075140	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $87,000.00 Affiant Subscribed and sworn to before me, this 14th day of August, 2012. RENE L. CASTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: March 3 2015

WARRANTY DEED

Address New Owner: Austin and Nina Hall 203 Lakebrink Drive Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-16-0A-090

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Arland O. Wynn, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Hall and Nina Hall, as Joint Tenants With Specific Right of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Larcwood, Phase 1-B, Section 4, of record as Plat Book 8250, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARLAND O. WYNN, JR. and wife, LISA F. WYNN, by deed from JAMES NUNN and wife, ZOE NUNN, of record as Instrument No. 20070105-0001981, dated December 1, 2006, said Register's Office.

Being further conveyed to ARLAND O. WYNN, JR., by quitclaim deed from ARLAND O. WYNN, JR. and LISA F. WYNN, of record as Instrument No. 20120821-0075139, dated July 19, 2012, said Register's Office.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

This is improved property located at 203 Lakebrink Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2012.

Arland O. Wynn, Jr.

STATE OF Kentucky)
COUNTY OF At Large)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Arland O. Wynn, Jr.**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of July, 2012.

Notary Public
My Commission Expires: 6-10-16
446931

NOTARY PUBLIC
STATE AT LARGE, KY.