WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$118,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2012.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20120065356 DEEDWARR
Recvd: 08/31/12 08:29 2 pgs
Fees: 13.00 Taxes: 436.60
20120831-0078691

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George F. Frazier	New Owner	**Map 142-08-0-B Parcel 103.00c0**
322 Chimney Hill		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tom Hall and Melanie Hall, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George F. Frazier

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 of the Coronada Town Home Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Coronada Town Home Condominiums, of record in Book 4901, Page 679, and as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4901, Page 702, and amended in Instrument No. 20100304-0016850, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Coronada Town Home Condominiums, Phase IV, of record in Book 5200, Page 217, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Tom Hall, an unmarried man, by Deed dated November 28, 2008 from Regions Bank, of record in Instrument No. 20081208-0118218, Register's Office for Davidson County, Tennessee and further conveyed to Tom Hall and Melanie Rushing, both unmarried, as joint tenants with right of survivorship by Quitclaim Deed dated September 10, 2010, of record in Instrument No. 20100914-0073052, said Register's Office. Tom Hall and Melanie Rushing have since married and Melanie Rushing is now known as Melanie Hall.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **322 Chimney Hill, Nashville, TN 37221**

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 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 my/our hand(s) this **29th** day of **August, 2012.**

Tom Hall

Melanie Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tom Hall and Melanie Hall,** the within named sellers, with whom I am personally acquainted (or 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 Nashville, Tennessee, this **29th** day of **August, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.