MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Hall and wife, Pamela Poteat	Same as New Owners (NAME)	08101007100
333 Fann Road (ADDRESS)	(ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120065447 DEEDWARR
Recvd: 08/31/12 10:38 2 pgs
Fees: 13.00 Taxes: 462.50
20120831-0078866

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christopher Wallin and wife, Camille Wallin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bobby Hall and wife, Pamela Poteat, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 75 FEET OF LOT NO. 26 AND THE SOUTHERLY 30 FEET OF LOT NO. 25, ON THE MAP OF HAILEY'S SUBDIVISION OF PART OF BLOCK 5 OF G.T. SHEEGOG'S SUBDIVISION AT BORDEAUX, AS OF RECORD IN BOOK 547, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 105 FEET ON THE EASTERLY SIDE OF RIVER DRIVE AND RUN BACK BETWEEN PARALLEL LINES 190 FEET, MORE OR LESS, ON THE NORTHERLY LINE OF SAID PART OF LOT NO. 25, AND 180 FEET, MORE OR LESS, ON THE SOUTHERLY LINE OF SAID LOT NO. 26, TO THE TOP OF THE BLUFF OF CUMBERLAND RIVER.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER WALLIN BY DEED FROM MELISSA KAY PULLEY, OF RECORD BY INSTRUMENT NO. 20060919-0115734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CAMILLE WALLIN JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO 2012 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1820 River Drive, Nashville, TN 37218
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 30th day of August, 2012.

Christopher Wallin

Camille Wallin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Wallin and wife, Camille Wallin, the herein bargainor(s), 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, this the 30th day of August, 2012

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072