WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120066049 DEEDWARR
Recvd: 09/04/12 12:54 2 pgs
Fees:13.00 Taxes:999.00

20120904-0079595

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF AUGUST, 2012.

Notary Public

My Commission Expires: 9/21/2015

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dane Crosby Honhart and Abigail Coy Honhart	New Owner	158 03 0 040.00
(NAME)	(NAME)	
6109 Melbourne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Steven G. Hall**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dane Crosby Honhart and Abigail Coy Honhart,** 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. 496 on the Plan of Hillsboro Park, Section VIII, as of record in Plat Book 2663, page 96, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven G. Hall, unmarried, by Warranty Deed of Louise M. Watts of record in Instrument No. 20040914-0110964, said Register's Office and dated 09/13/2004.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2012 Taxes constitute a lien against said property but are not yet due and payable. All matters appearing on the Plan of Plat Book 2663, page 96, said Register's Office.

This property, known as 6109 Melbourne Drive, Nashville, TN 37215
(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.

Witness my/our hand(s) this 30th DAY OF AUGUST, 2012.

Steven G. Hall

Steven G. Hall

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Hall, unmarried, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/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

My Commission Expires: 9/3/12

(SEAL)

