BILL GARRETT, Davidson County
Trans:T20120078038 DEEDWARR
Recvd: 10/15/12 11:04 2 pgs
Fees:13.00 Taxes:259.00
20121015-0094124

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Larry Hall 3937 Gallatin Rd Nashville, TN 37216	New Owner	041-15-0-059.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cynthia J. Jones, Jayme C. Pierce and Gina E. Hutson (collectively, the "Grantor") have bargained and sold, and hereby transfer and convey, to Larry Hall and his successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 160 on the Plan of Section VI, Bellshire Estates, of record in Book 2133, Page 129, Register's Office of Davidson County, Tennessee.

Said Lot No. 160 fronts 88 feet on the south side of Bellshire Drive and runs back between lines, 320.7 feet on the west line and 323.2 feet on the east line to a dead line in the rear on which it measures 88 feet.

* 20121015-0094123

Being the same property conveyed to Cynthia J. Jones, Jayme Pierce and Gina E. Hutson, by Quitclaim Deed from James H. Vaughn and Helen B. Vaughn being recorded as Instrument No. *_____, Register's Office of Davidson County, Tennessee. This also being the same property conveyed to Cynthia J. Jones, Jayme C. Pierce and Gina E. Hutson and reserving a Life Estate for Grantors,by Quitclaim Deed from James H. Vaughn and Helen B. Vaughn, being of record in Instrument No. 20010202-0010363, Register's Office of Davidson County, Tennessee.

The above described subject property is not the primary residence of the Grantors herein nor their spouses.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1153 Bellshire Drive, Nashville, TN 37207.

Said property is conveyed subject to the following matters:

1. All matters shown on the plat of record in Plat Book 2133, Page 129, said Register's office.
2. Covenants, Restrictions & Restrictions of record in Book 2133, Page 129 and Book 2294, Page 346, said Register's office.
3. 2013 Davidson County property taxes, not yet due and payable.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives to

warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 4th day of October 2012.

Cynthia J. Jones

Jayme Pierce

Gina E. Hutson

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration or the fair market value of property transferred (whichever is greater) is $70,000.00.

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

03/01/2016

Affiant

Sworn to and subscribed before me this 4th day of October, 2012.

Notary Public

My Commission Expires:

03/01/2016

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY