6

BILL GARRETT, Davidson County
Trans:T20120083270 DEEDWARR
Recvd: 11/01/12 10:52 2 pgs
Fees:13.00 Taxes:642.69
20121101-0100435

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell E. Staples	Suntrust Mortgage, Inc.	041040013.00
(NAME)	(NAME)	
4052 Matilda Street	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Richmond, VA 23224	
(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, **Jill Miller Terry Hall d/b/a Genesis I Properties, a Sole Proprietorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell E. Staples,** 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. 15, on the Plan of Dalemere Section 1, of record in Plat Book 2900, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jill Miller Terry Hall d/b/a Genesis I Properties, a Sole Proprietorship by deed dated October 25, 2011 from Dette B. Knox, unmarried of record in Instrument No. 20111027-0083720, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Knox and wife, Dette B. Knox by deed from Oliver H. Dale and wife, Claudine M. Dale, dated June 21, 1960 recorded June 23, 1960 of record in Book 3097, Page 147, said Register's Office. Robert D. Knox died on August 2, 1993, leaving Dette B. Knox as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as **4052 Matilda Street, Nashville, TN 37207**

(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 hand this **31st day of October, 2012.**

Jill Miller Terry Hall d/b/a Genesis I Properties, a Sole Proprietorship

Jill Miller Terry Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jill Miller Terry Hall d/b/a Genesis I Properties, a Sole Proprietorship** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same by signing her name as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public