THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12102068**	*STATE OF TENNESSEE*) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2012. Notary Public My Commission Expires: 5/27/2015

BILL GARRETT, Davidson County
Trans:T20120088969 DEEDWARR
Recvd: 11/20/12 15:17 2 pgs
Fees:13.00 Taxes:1554.00

20121120-0107208

WARRANTY DEED

Address New Owner: Michelle Maldonado 902 Russell Street Nashville TN 37206-3715	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08216014800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel Hall , Trustee of the Joel Hall Trust dated May 16, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Maldonado, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 in Barrow's Addition to Edgefield, now East Nashville, as of record in Book 1, page 13, Chancery Court* at Nashville, Tennessee.

*Erroneously referred to as Register of Deeds in prior deeds of record.

Said Lot No. 61 fronts 50 feet on the South Line of Russell Street and runs back between parallel lines 170 feet to a 16 foot alley.

Being the same property conveyed by Warranty Deed from David Earnhardt and wife, Patricia Earnhardt to Joel R. Hall, a single person as recorded on the 6th day of December, 1995 in Deed Book 9881, Page 97 and Quitclaim Deed from Joel R. Hall to Joel Hall, as Trustee of the Joel Hall Trust dated May 16, 2006 as recorded on the 14th day of June, 2006 in Instrument No. 20060614-0070479, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARROW'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, as of record in Book 1, page 13, Chancery Court at Nashville, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a

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preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 902 Russell Street Nashville, TN 37206-3715.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2012.

Joel Hall, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Hall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Joel Hall is a trustee of the **Joel Hall Trust dated May 16, 2006**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of November, 2012.

Notary Public

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