BILL GARRETT, Davidson County
Trans:T20120096098 DEEDWARR
Recvd: 12/17/12 09:19 2 pgs
Fees:13.00 Taxes:621.60

20121217-0115764

RETURN TO
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 01288-11760

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $168,000.00.

Affiant David A. Hall

Subscribed and sworn to before me this 12th day of December, 20 12

Notary Public
My Commission expires: 10/14/15
(Affix Seal)

State of Tennessee Notary Public
MONTGOMERY CO. RUNYON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David A. Hall	Cumberland Bank and Trust	85-12-A-60
312 Jackson Way Court	2034 Wilma Rudolph Blvd.	
Nashville, TN 37214	Clarksville, TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edwina L. McCombs, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto David A. Hall, an unmarried man, in fee simple absolute, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 54 on the Plan of River's Edge, Section Three, Jackson Downs, Phase Two of record in Book 9700, Page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edwina L. McCombs, unmarried from Louise A. Hertenstein, unmarried by Deed on September 20, 2005, of record in Instrument Number 20050923-0114775, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 689, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9280, Page 334; Book 11098, Page 1, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11098, Page 21, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9857, Page 77, Register's Office for Davidson County, Tennessee.

This is improved property known as: 312 Jackson Way Court, Nashville, TN 37214

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 12, 2012.

Edwina L. McCombs

Edwina L. McCombs

by Phyllis B. Rice

attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared PHYLLIS RICE, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for EDWINA L. MCCOMBS, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name EDWINA L. MCCOMBLS the bargainor(s), by the said PHYLLIS RICE, as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY