BILL GARRETT, Davidson County
Trans:T20130011371 DEEDWARR
Recvd: 02/11/13 09:39 2 pgs
Fees:13.00 Taxes:355.20

20130211-0013743

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$96,000.00** (Ninety Six Thousand).

AFFIANT

Subscribed to and sworn before me this 4th day of February, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jennifer M. Moore 993 Gwynn Drive Nashville, TN 37216	Jennifer M. Moore 3608 Sperry Avenue Nashville, TN 37215	06107011500

WARRANTY DEED

FOR AND IN 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, I/WE, **JOSEPH C. HALL AND WIFE CHRISTINE A. HALL**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JENNIFER M. MOORE AND WALTER HARMS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 5 on the Plan of Broadmoor, Section 1, Block E, as of record in Book 547, Page 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of Gwynn Drive and runs back 150 feet between parallel lines to a line at the rear measuring 50 feet thereon.

Being the same property conveyed to Joseph C. Hall by deed of record in Book 8241, page 193, Register's Office for Davidson County, Tennessee.
Christine A. Hall, spouse of Joseph C. Hall, joins in the conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.
Debbie E. Boling executes this instrument as Attorney-In-Fact on behalf of Joseph C. Hall, Sr., pursuant to the Power of Attorney being recorded in Instrument 20130211-0013742, Register's Office for Davidson County, Tennessee.
Debbie E. Boling executes this instrument as Attorney-In-Fact on behalf of Christine A. Hall, pursuant to the Power of Attorney being recorded in Instrument 20130211-0013741, Register's Office for Davidson County, Tennessee.
Joseph C. Hall and Joseph C. Hall, Sr., are one and the same.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **993 GWYNN DRIVE** **NASHVILLE,TN37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2013

WITNESS, this 4th day of February, 2013

+ Joseph C Hall, Jr.
Joseph C. Hall

BY: + Debbie E. Boling Att
Debbie E. Boling, Attorney-In-Fact

+ Christine A. Hall
Christine A. Hall

BY: + Debbie E. Boling Att
Debbie E. Boling, Attorney-In- Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Debbie E. Boling**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Joseph C. Hall**, and acknowledged that she executed that same as the free act and deed of the said **Joseph C. Hall**.

WITNESS my hand and official seal this the 4th day of February, 2013.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10-18-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Debbie E. Boling**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Christine A. Hall**, and acknowledged that she executed that same as the free act and deed of the said **Christine A. Hall**.

WITNESS my hand and official seal this the 4th day of February, 2013.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10-18-16