BILL GARRETT, Davidson County
Trans:T20130012386 DEEDWARR
Recvd: 02/13/13 13:18 2 pgs
Fees:13.00 Taxes:576.83
20130213-0014796

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $155,900.00 ✓

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this 1st day of February 2013.

Rachelle Caudill
Notary Public
My commission expires: 9/22/14

05-1301-65900

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron Espe	Access National Mortgage	061-06-0-125.00
4117 Saunders Avenue	1800 Robert Fulton Drive STE 350	
Nashville TN 37216	Reston, VA 20191	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha M. Hall, Individually and as Trustee of the Gordon W. Hall and Martha M. Hall Revocable Living Trust U/A/D December 27, 1996, as amended by Amendment to the Gordon W. Hall and Martha M. Hall Revocable Living Trust, dated August 12, 2009, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Aaron Espe and wife, Heidi Espe and Gary W. Finn and wife, Lori A. Finn, tenants in common with right of survivorship hereinafter called the Grantees, their successors 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. 52 and the northerly 25 feet of Lot No. 53, on the Plan of Maplewood Heights Subdivision, of record in Book 547, Pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said lot and part of lot front together 125 feet on the westerly side of Saunders Avenue and runs back between parallel lines 300 feet.

Being the same property conveyed to Gordon W. Hall and wife, Martha M. Hall by deed from Gloria A. Knight, dated July 27, 1978, recorded July 31, 1978, of record in Book 5317, Page 721, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Gordon W. Hall and Martha M. Hall Revocable Living Trust by Quitclaim Deed from Gordon W. Hall and wife, Martha M. Hall, dated December 27, 1996, recorded January 17, 1997, of record in Book 10322, Page 590, Register's Office for Davidson County, Tennessee.

Gordon W. Hall having since died on March 24, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4117 Saunders Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 January, 2013.

X Martha M Hall

Martha M. Hall, Individually and as Trustee of the Gordon W. Hall and Martha M. Hall Revocable Living Trust U/A/D December 27, 1996, as amended by Amendment to the Gordon W. Hall and Martha M. Hall Revocable Living Trust, dated August 12, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha M. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in X Hendersonville, TN, this 31st day of January, 2013.

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

X _____
Notary Public
State of Tennessee at Large

My Commission ~~expires:~~ ~~07/08/2014~~

STATE OF TENNESSEE
COUNTY OF~~Y~~ Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Martha M. Hall, Trustee of the Gordon W. Hall and Martha M. Hall Revocable Living Trust U/A/D December 27, 1996, as amended by Amendment to the Gordon W. Hall and Martha M. Hall Revocable Living Trust, dated August 12, 2009, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at X Hendersonville, Tennessee, this 31st day of January, 2013.

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

X _____
Notary Public
State of Tennessee at Large

My commission expires: ~~07/08/2014~~