File No. 130326

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130038157 DEEDWARR
Recvd: 05/07/13 14:46 2 pgs
Fees: 13.00 Taxes: 46.62
20130507-0046110

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,600.00

Randy Dean Randalls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Dean Randalls	Same as new owner	061-00-0-034.00
(NAME) P. O. Box 198484	(NAME)	
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Hazel Marie Pirtle, individually and as Trustee of the Hazel Marie Pirtle Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy Dean Randalls, 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. 2 and the westerly 77.3 feet of Lot No. 1 in the Subdivision of a part of D.H. Thompson's land, not of record, described as follows:

Beginning at a point in the southerly margin of Ben Allen Road, said point being the northwesterly corner of Lot No. 2 herein conveyed; thence south 11 deg. west 547.3 feet to a point in McReynold's northerly line, being the southwesterly corner of said Lot No. 2; thence south 79 deg. east 175 feet to a point in said McReynold's northerly line; thence north 11 deg. east 496 feet, more or less, to a point in the southerly margin of said Ben Allen Road; thence north 68 deg. west 77.3 feet to a point, said point being the northeasterly corner of said Lot No. 2 and the northwesterly corner of part Lot No. 1 herein conveyed; thence north 57 deg. west 108.3 feet to the point of beginning.

Being the same property conveyed to Sam D. Pirtle, Jr. and wife, Hazel M. Pirtle, by Warranty Deed from Elizabeth Bracey Martin, dated 9/18/73 and recorded 9/18/73 in Book 4747, Page 203, in the Register's Office of Davidson County, Tennessee. The said Sam D. Pirtle, Jr. having since died leaving the said Hazel M. Pirtle as the surviving tenant by the entirety. Being further conveyed to Hazel Marie Pirtle, Trustee of The Hazel Marie Pirtle Revocable Living Trust by deed of record in Instrument No. 20100618-0047824, said Register's Office.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of the above described property having been conveyed to the State of Tennessee by Warranty Deed dated 11/20/75 and recorded 11/20/75 in Book 4973, Page 86, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the point of intersection of the south margin of Ben Allen Road and the west boundary of the R. F. McRannolds property, thence along the said west boundary south 15 degrees 23 minutes 43 seconds west 27.62 feet to a point, thence north 56 degrees 34 minutes 18 seconds west 165.37 feet to a point, thence south 4 degrees 25 minutes 30 seconds west 179.10 feet to a point, thence south 11 degrees 09 minutes 39 seconds east 187.37 feet to a point, thence south 15 degrees 18 minutes 59 seconds east 67.81 feet to a point, thence south 15 degrees 23 minutes 43 seconds west 95.42 feet to a point, thence north 76 degrees 19 minutes west 178.12 feet to a point, thence north 15 degrees 55 minutes 48 seconds east 542.81 feet to a point in

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the said south margin, thence along the said south margin eastwardly 188 feet more or less to the point of beginning and containing 56,027 square feet.

Easement of record in Book 4973, page 86, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 500 Ben Allen Road, Nashville, TN 37216

(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 30th day of April, 2013.

Hazel Marie Pirtle, Individually

Hazel Marie Pirtle, Trustee of the Hazel Marie Pirtle Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel Marie Pirtle, individually and as Trustee of the Hazel Marie Pirtle Revocable Living Trust, the bargainor(s), 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 official seal this 30th day of April, 2013.

Commission expires:

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016