BILL GARRETT, Davidson County
Trans: T20130042574 DEEDWARR
Recvd: 05/22/13 09:24 2 pgs
Fees: 13.00 Taxes: 344.10
20130522-0051490

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is 93,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2013.

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LUMAR JONES	**NEW OWNER**	**06114021600**
3792 HILL TOP AVENUE	**SAME**	
NASHVILLE, TN 37216		

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 ACKNOWLEDGE, WE,

RAGAN HALL and WIFE, DOLORES HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUMAR JONES, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF THE RESUBDIVISION OF MAPLEWOOD HOME TRACT (PLAT BOOK 431 PAGE 174) OF RECORD IN INSTRUMENT NO. 200006260063258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

BEING THE SAME PROPERTY CONVEYED TO RAGAN HALL AND WIFE, DOLORES HALL BY TRUSTEE'S DEED FROM JOSEPH B. FREEDLE, AS SUBSTITUE TRUSTEE DATED 05/18/11 AND RECORDED ON 5/20/11 IN INSTRUMENT NO. 20110520-0038642, SAID REGISTER'S OFFICE FOR SAID COUNTY.

POWER OF ATTORNET OF RECORD IN RECORD BOOK 1589 PAGE 866 IN THE REGOSTER;S OFFICE OF SUMNER COUNTY, TENNESSE. POWER OF ATTORNEY RECORDED IN INSTRUMENT NO 20130522005148 9, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RAGAN HALL AND HENRY RAGAN HALL, III ARE ONE AND THE SAME PERSON

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3792 HILL TOP 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 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 in 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/our hand(s) this 20th day of May, 2013.

RAGAN HALL

DOLORES HALL her attorney in fact
BY: HENRY RAGAN HALL, III
HER ATTORNEY IN FACT

**** RAGAN HALL AND HENRY RAGAN HALL, III ARE ONE AND THE SAME PERSON ****

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, RAGAN HALL AS AN INDIVIDUAL AND AS ATTORNEY IN FACT FOR DOLORES HALL, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2013.

Notary Public

My Commission Expires: 1/24/14

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY