BILL GARRETT, Davidson County
Trans:T20130044833 DEEDWARR
Recvd: 05/30/13 09:02 2 pgs
Fees:13.00 Taxes:26.83
20130530-0054214

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
JIM BALE CONSTRUCTION, LLC
PO Box 293
Goodlettsville, TN 37070

SEND TAX BILLS:
SAME

Map/Parcel: 019412002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RAGAN HALL and wife, DOLORES HALL,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **JIM BALE CONSTRUCTION, LLC,** the following described property to wit:

BEING Lot No. 40-B, on the plan of the Resubdivision of Lot 40 & Reserved Parcel "B", of record in Book 8250, page 312, Register' Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the same property conveyed to RAGAN HALL AND WIFE, DOLORES HALL by Trustee's Deed from JOSEPH B. FREEDLE, SUBSTITUTE TRUSTEE, recorded MAY 20, 2011, in Instrument No: 20110520-0038648, Register's Office for Davidson County, Tennessee.

Said conveyance is made subject to plan of record in Plat Book 29900, page 51; subject to restrictions of record in Book 2963, page 153; and Book 2900, page 52 and subject to easements of record in Book 1165, page 427 and Book 1224, page 192, all in the Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, building regulations and zoning regulations.

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, its successors and/or assigns forever; the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 23 day of May, 2013.

RAGAN HALL

DOLORES HALL,
By: Henry Ragan Hall, III as
POA

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **RAGAN HALL AND DOLORES HALL (By Henry Ragan Hall, III, as Power of Attorney for DOLORES Hall as evidenced by instrument being recorded simultaneously herewith in the R.O.D.C.T.),** named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained. *Instrument #: 20130522-0051489

Witness my hand and seal at office on this the 23 day of May, 2013.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 6/18/2013

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$7,250.00.**

AFFIANT

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Subscribed and sworn to before me this the 23 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 6/18/2013

File #135489