WARRANTY DEED

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $127,500.00

Julia Maloney
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5501 PARRISH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Emily Carol Parrish	same	096-11-0-127.00
616 Truxton Drive		
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARVIN G. HALL III AND JEFFREY LEE HALL

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

EMILY CAROL PARRISH, A SINGLE WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 616 Truxton Drive, Nashville, TN 37214

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/or 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/or 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 on the 21st day of June, 2013.

Marvin G. Hall III, BY Jeffrey J. Hall ATTORNEY-AT-FACT.
Marvin G. Hall III by Jeffrey Lee Hall, attorney-in-fact

Jeffrey Lee Hall

STATE OF TENNESSEE
COUNTY OF Williamson

On the 21st day of June, 2013, before me personally appeared Jeffrey Lee Hall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marvin George Hall, III and acknowledged that he executed the same as his free act and deed of said Marvin George Hall, III.

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires: 9/23/13

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Jeffrey Lee Hall, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of June, 2013.

Notary Public
My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

Davidson County DEEDWARR
Recvd: 06/24/13 15:43 3 pgs
Fees:18.00 Taxes:471.75
20130624-0064816

file # 13-C5501 PARRISH

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 58, SECTION 1, HICKORY BEND, as shown on plat of record in Plat Book 3300, Page 38, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed from James L. Farris and wife Viva Lee M. Farris by Warranty Deed to Marvin G. Hall, Jr., and wife Geraldine F. Hall, recorded on the 24th day of February, 1964 in Deed Book 3679, Page 539, in the Register's Office of Davidson County, Tennessee.

Marvin G. Hall, Jr having since died, was survived by Geraldine F. Hall.

Geraldine F. Hall having since died, devised all her interest in said property to Marvin G. Hall, III and Jeffrey L. Hall, by Last Will and Testament. Said Last Will and Testament of Geraldine F. Hall being probated in Case No. 12P659 in the Seventh Circuit Court of Davidson County, Tennessee.

Jeffrey L. Hall and Jeffrey Lee Hall being one and the same person.

This instrument is being executed in behalf of Marvin G. Hall III and Jeffrey Lee Hall pursuant to a power of attorney executed by the same on the 04/22/2013, and being filed for in Instrument # 20130624-0064815, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HICKORY BEND, as recorded in Plat Book 3300, Page(s) 38, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3341, Page 265 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE