THIS DOCUMENT PREPARED BY:
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-2067

Davidson County DEEDWARR
Recvd: 06/26/13 12:29 3 pgs
Fees:18.00 Taxes:2421.65
20130626-0065725

Property Address:
913 Van Leer Drive, Nashville, TN 37220
Map/Parcel: 13213007700

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George E. Hall and Evelyn B. Hall**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Richard C. Waits, II and Gina M. Waits, husband and wife**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 of Oak Hill Valley as shown on plan of record in Book 1835, Pages 15-16, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to the Grantors by virtue of a general warranty deed from Gunnar J. Tiedt and Wanda G. Tiedt, dated August 30, 2002, and recorded September 4, 2002, in the Register's Office for Davidson County, Tennessee, as Instrument No. 20020904-0106937.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $654,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $654,500.00

Subscribed and sworn before me this the 24th day of June, 2013.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Notary Public

my comm'n expires:
1/6/15

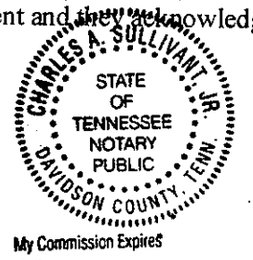
WITNESS Grantors' hands this 24th day of June, 2013.

George E. Hall {Seal}
George E. Hall

Evelyn B. Hall {Seal}
Evelyn B. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of June, 2013, before me the undersigned officer, personally appeared George E. Hall and Evelyn B. Hall, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.



My Commission Expires

Notary Public

My Commission expires: 12/6/16

Grantors' Name, Address:
George E. Hall and Evelyn B. Hall

Grantees' Name, Address:
Richard C. Waits, II and Gina Waits

SEND TAX STATEMENTS TO THE GRANTEE.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford 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.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14