STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2013.

Notary Public

My commission expires: JAN 04 2014

(Notary Stamp)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Comm. Expires January 4, 2014

BILL GARRETT, Davidson County
Trans:T20130059870 DEEDWARR
Recvd: 07/15/13 09:37 3 pgs
Fees:18.00 Taxes:554.63
20130715-0072716

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jason R. Hall**<br>**Erin M. Hall** | ~~**New Owner**~~<br>BANK OF TN | **Map\Parcel 133-03-0-134.00** |
| **129 Antioch Pike** | 301 E. CENTER ST. | |
| **Nashville, TN 37211** | KINGSPORT TN 37660 | |

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, I/WE,

**Jessee S. Eppley, married and James S. Eppley and wife, Lila W. Eppley**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jason R. Hall and wife, Erin M. Hall**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 174 on the Plan of Glencoe Acres Section II of record in Book 1835, Page 136, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessee S. Eppley, James S. Eppley and Lila W. Eppley as joint tenants with right of survivorship, by Warranty Deed from Wilai Tiamtaisong, an unmarried person, of record in Instrument No. 20050822-0099907 and re-recorded in Instrument No. 200510260129459, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1835, Page 136, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1785, Page 495, and amended in Book 2088, Page 534, and Book 2105, Page 633, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Book 2099, Page 408, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 129 Antioch Pike, Nashville, TN 37211.

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 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 except as 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 25th day of June, 2013.

Jessee S. Eppley
Lila W. Eppley by:
Jessee S. Eppley, Attorney in Fact
Lila W. Eppley
By: Jessee S. Eppley, Attorney-in-Fact

James S. Eppley by:
Jessee S. Eppley, Attorney in Fact
James S. Eppley
By: Jessee S. Eppley, Attorney-in-Fact

*Rebekah D. Eppley, spouse of Jessee S. Eppley, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Rebekah D. Eppley by:
Jessee S. Eppley, attorney in fact
Rebekah D. Eppley
By: Jessee S. Eppley, Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Jessee S. Eppley, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jessee S. Eppley** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of James S. Eppley for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for James S. Eppley and is authorized by James S. Eppley to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jessee S. Eppley** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Lila W. Eppley for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Lila W. Eppley and is authorized by Lila W. Eppley to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

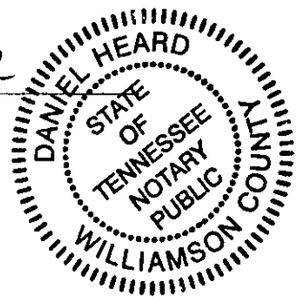
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jessee S. Eppley** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Rebekah D. Eppley for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Rebekah D. Eppley and is authorized by Rebekah D. Eppley to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of June, 2013.

Notary Public

My Commission Expires: 9-5-2016




File #: **130339DH**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**