WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of July, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130060757 DEEDWARR
Recvd: 07/17/13 09:51 2 pgs
Fees:13.00 Taxes:832.50
20130717-0073711

MELODY M. JENKINS NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler B Ewing and Jessica L Cole	JP Morgan Chase Bank	102 08 0 042.00
(NAME) 833 Russleo Drive	(NAME) PO Box 78420	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Pheonix AZ 85062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Donald F. Hale and wife, Mary Frances Hale**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tyler Ewing and Jessica Cole, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County TN being described as:

Lot/Unit No. 33 of the Plan of Horton Heights, Section IV being recorded in Plat Book 1835, page 129, Register's office of Davidson County, TN, to which plat/parcel reference is hereby made for a more particular description.

BEING the same property conveyed to Donald F. Hale and wife, Mary Frances Hale by Warranty Deed from Lerman L. Lee and Lisa Pauline Lee dated 01/28/1963, of record in Book 3503, page 237, Register's Office for Davidson County, TN. Mary Frances Hale died on August 15, 2009 leaving Donald F. Hale as the surviving tenant by the entirety. Donald F. Hale (one and the same as Donald F. Hale, Sr.) died on March 25, 2011. Pursuant to Affidavit of Heirship of record at Instrument # 20120127-0007670, said Register's Office and Affidavit of Heirship recorded simultaneously herewith at Instrument # 20130717.0073710, said Register's Office, Donald F. Hale, Jr. (one and the same as Donald Fredrick Hale, Jr.) and Donna JoAnn Hale convey the subject property as the remaining and only heirs at Will of the said Donald F. Hale.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 833 Russleo Drive, Nashville, TN 37209

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, has 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 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 our hands this **12th** day of **July, 2013**

X _____
Donald F. Hale, Jr.

_____
Donna JoAnn Hale

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Donald F. Hale, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **July, 2013**

WILLIAM L GUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Nov 3, 2015

X _____
Notary Public

My commission expires: X Nov 3, 2015

State of Tennessee County of Davidson
Subscribed and sworn to (or affirmed) before me on this 12 day of July 2013 by William L Gunter
_____
Notary Public Signature

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Donna JoAnn Hale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **July, 2013**

_____
Notary Public

My commission expires: _____

KAREN L TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016