'STATE' OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-6520D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130071826 DEEDWARR
Recvd: 08/20/13 11:43 2 pgs
Fees:13.00 Taxes:555.00
20130820-0087642

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry N. Prince and Katherine C. Prince, husband and wife (NAME)	SAME (NAME)	63 36
1621 Neelys Bend Road (STREET ADDRESS)	1625 Neelys Bend Rd (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 HEREBYACKNOWLEDGED, WE, **Richard R. Hall, Heir at Law of Mildred A. Hall,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry N. Prince and Katherine C. Prince, 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, Tennessee, being parts of Tract 5 and Tract 6 on the plan of BRANSFORD REALTY CO'S. SUB., as shown by plat of record in Plat Book 547, Page 131, in the Register's Office for Davidson County, Tennessee and described according to a survey by William Collier Parrish Associates dated March 23, 1965 as follows:

Beginning in the center of Neely's Bend Road said point being the northwest corner of Roy A. Buchanan property; Thence S 86°17' East 1517.50 ft. to a stake; thence S 00°03' West 150 feet: Thence N 86°17' West 1483.50 ft. to the center of Neely's Bend Road. Thence N 12°32' West 155.71 ft. to the beginning.

BEING the same property conveyed to James R. Hall and wife, Mildred B. Hall from Roy A. Buchanan and wife, Viola Hester Buchanan, by Deed dated May 31, 1965, in Book 3897, Page 178, in the Register's Office for Davidson County, Tennessee. The said James R. Hall having since died May 11, 1982 leaving said property vested in Mildred B. Hall as the surviving tenant by the entirety. The said Mildred B. Hall intestate having since died September 11, 2011 leaving Richard R. Hall as her sole heir at law. See also Affidavits of Heirship of record in Instrument No. 20130820-0087640 and Instrument No. 20130820-0087641, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 131, Register's Office for Davidson County, Tennessee.

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2. Joint Driveway Agreements as recorded in Book 6429, page 836, and Book 6492, page [illegible], Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1621 Neelys Bend Road, Madison, TN 37115.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 16th day of August, 2013.

Richard R Hall
Richard R. Hall

August 16, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard R. Hall, Heir at Law of Mildred A. 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of August, 2013.

My Commission Expires: 8-22-16

Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC B. SMITH

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066