File-G-25312-8

Box 14

BILL GARRETT, Davidson County
Trans:T20130078173 DEEDWARR
Recvd: 09/10/13 09:11 3 pgs
Fees:18.00 Taxes:503.20

20130910-0095296

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $136,000.00. Affiant Subscribed and sworn to before me, this the 30th day of August, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William R. Hall Laure E. Hall	Avenue Bank	Map 182-06-0-A Parcel 080.00CO
7149 Legacy Drive	111 10th Avenue South, Suite 200	
Antioch, TN 37013	Nashville, TN 37203	

FOR AND IN 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,

S. Kay Christenson and husband, Randall K. Smith

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

William R. Hall and Laure E. Hall, 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 Lot No. 80 on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to S. Kay Christenson and husband, Randall K. Smith, by Deed dated October 4, 2002 from Greenvale Construction, LLC, of record in Instrument No. 20021009-0123207, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

The Plan of record in Instrument No. 20011023-0115382, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.

Subject to cemetery with rights of ingress and egress as stated in the Deed of record in Instrument No. 20000203-0011193, Register's Office for Davidson County, Tennessee.

StormWater Detention Agreement of record in Instrument No. 20010306-0021333, Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.

All matters shown on the re-subdivision of common areas of record in Instrument No. 20020213-0018960, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions and By-Laws of Old Hickory Hills, of record in Instrument No. 20020116-0006750, amended in Instrument No. 20100116-0091730, Register's Office for Davidson County, Tennessee.

Charter of Old Hickory Hills Homeowners' Association, Inc. of record in Instrument No. 20020123-0009417, amended in Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **7149 Legacy Drive, Antioch, TN 37013**

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, 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 my/our hand(s) this 30th day of August, 2013.

S. Kay Christenson _____

Randall K. Smith _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **S. Kay Christenson and Randall K. Smith,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____ (state), this 29th day of **August, 2013.**

_____
Notary Public

SEE ATTACHED
NOTARIAL CERTIFICATE

My Commission Expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of LOS ANGELES

On 8/29/13 (Date) before me, ALFONSO ORTIZ NOTARY PUBLIC, (Here Insert Name and Title of the Officer)

personally appeared S KAY CHRISTENSON AND (Name(s) of Signer(s))

RANDALL K. SMITH,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALFONSO ORTIZ
Commission # 1890746
Notary Public - California
Los Angeles County
My Comm. Expires May 23, 2014

Place Notary Seal Above

Signature: _____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 8/29/13

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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