BILL GARRETT, Davidson County
Trans:T20130086164 DEEDWARR
Recvd: 10/04/13 14:25 2 pgs
Fees:13.00 Taxes:584.60
20131004-0104691

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2013 Notary Public MY COMMISSION EXPIRES: 12-16-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Ann Petersen	Churchill Mortgage Corporation	075-12-0F-097.00-CO
(NAME)	(NAME)	
735 Tulip Grove Road Apt 355	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Darby S. Kaiser Hall, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Carol Ann Petersen, unmarried**, hereinafter called the Grantee, her 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 and being Lot 97. AKA, Unit 355, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit B, of Instrument Number 20050525-0059119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Darby S. Kaiser, an unmarried woman by Special Warranty Deed dated August 28, 2009, of record in Instrument # 20090831-0081202, Register's Office for Davidson County, Tennessee

Stacey Hall, husband of Darby S. Kaiser Hall hereby joins in this conveyance for the purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

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 X property, known as 735 Tulip Grove Road Apt 355, Hermitage, TN 37076

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 **26th** day of **September, 2013**

Darby S. Kaiser Hall

Darby S. Kaiser Hall

Stacey Hall

Stacey Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Darby S. Kaiser Hall and Stacey Hall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **September, 2013**

Laurie M Harris

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122