THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100064** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 8th day of November, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130097977 DEEDWARR
Recvd: 11/18/13 14:51 3 pgs
Fees:18.00 Taxes:1017.50
20131118-0118879

WARRANTY DEED

Address New Owner: Joseph Sampson Bowers Elizabeth Vance Kain 821 Highland Crest Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14303001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy D. Hall and Kristine M. Hall, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Sampson Bowers and Elizabeth Vance Kain, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 91, SECTION 2, WEST MEADE HIGHLANDS, as shown on plat of record in Plat Book 3700, Pages 124 and 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeremy D. Hall an unmarried man and Kristine M. Vaughan an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from James E. Michael, married, recorded on the 29th day of August, 2006 in Instrument No. 20060829-0106637, in the Register's Office of Davidson County, Tennessee.

*Kristine M. Vaughan, n/k/a Kristine M. Hall.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, WEST MEADE HIGHLANDS, as recorded in Plat Book 3700, Page(s) 124 and 125.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4132, Page 146.

This is improved property located at 821 Highland Crest Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2013.

Jeremy D. Hall

Jeremy D. Hall

Kristine M. Hall by Jeremy D. Hall Attorney in Fact

Kristine M. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy D. Hall and Kristine M. Hall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy D. Hall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kristine M. Hall, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of November, 2013.

Notary Public

My Commission Expires:

