WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104541 DEEDWARR
Recvd: 12/16/13 10:50 2 pgs
Fees:13.00 Taxes:488.40

20131216-0126718

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **11th** day of **December, 2013.**

Notary Public

MY COMMISSION EXPIRES: 5.3.2016
(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

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
David Matthew Goins and Cynthia Caroline Hughes	Wells Fargo Bank, N.A.	07505010600
(NAME)	(NAME)	
185 Bonnafield Drive	PO Box 1629	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN 55440-1629	
(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, WE, **Malisa J. Hall (formerly Malisa J. Ast) and husband, Bruce Hall***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Matthew Goins, unmarried and Cynthia Caroline Hughes, unmarried, as joint tenants with the right of survivorship,** 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:

Being Lot Number 8 on the Plan of Hermitage Place, Section One, of record in Plat Book 6900, page 206, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Malisa J. Ast, a single woman, by deed from Horace Wm. Green, Jr., Trustee U/A/D January 21, 2002 of the Horace Wm. Green, Jr. Revocable Living Trust Agreement and any successors in Trust and any amendments thereto, dated May 25, 2004 and filed of record on June 3, 2004 in Instrument No. 20040603-0065568, Register's Office for Davidson County, Tennessee.

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.

*Bruce Hall joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Malisa J. Hall.

This is improved property, known as 185 Bonnafield Drive, 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 **11th** day of **December, 2013.**

Malisa J. Hall

Malisa J. Hall

Bruce Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Malisa J. Hall and husband, Bruce 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 **11th** day of **December, 2013.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY