BILL GARRETT, Davidson County
Trans:T20130107853 DEEDWARR
Recvd: 12/31/13 08:09 2 pgs
Fees:13.00 Taxes:665.63
20131231-0130951

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$179,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27 DAY OF December, 2013

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-3-14
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gigi Gaskins 2112 15th Ave. South Nashville, TN 37212	New Owner	Map 105-02-514.00

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,

James Halfacre and wife, Carol Halfacre

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gigi Gaskins, unmarried

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 No. 5 on the Plan of New Hope Subdivision recorded in Book 6900, Page 996, Register's Office for Davidson County, Tennessee, reference is hereby made to said plat for a more complete description.

Being the same property conveyed to James Halfacre and wife, Leslie Halfacre by Deed from Nashville Resources Foundation, Inc. dated 7/23/1990 and recorded in Book 8166, Page 786, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Halfacre by Quitclaim Deed from Leslie Halfacre dated 6/18/2003 of record in Instrument Number 20030619-0084766, Register's Office for Davidson County, Tennessee. Carol Halfacre joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 996, Register's Office for Davidson County, Tennessee.
4) Property is subject to Easement for A/C purposes and pad to Beryl Lytle Lee recorded in Book 8288, Page 21, Register's Office for Davidson County, Tennessee.
5) Property is subject to Restrictive Covenants contained in Book 8005, Page 53, said Register's Office.

This is improved property known as: **928 Archer St, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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 hand(s) this 27 day of December, 2013.

James Halfacre

Carol Halfacre

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Halfacre and wife, Carol Halfacre, with whom I am personally acquainted, (or who 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, at office, this 27 day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 6-3-14

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076