BILL GARRETT, Davidson County
Trans:T20140007677 DEEDWARR
Recvd: 02/03/14 12:37 2 pgs
Fees:13.00 Taxes:752.95
20140203-0009371

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2014.

Notary Public

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

B-KW-13-5415

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel E. Leach	FirstBank	
5415 Knob Road (ADDRESS)	3500 Blue Lake Drive, Suite 325 (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35243 (CITY) (STATE) (ZIP)	103-07-0 067.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH PETERSON HALL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHEL E. LEACH, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 19, ON THE PLAN OF SECTION ONE, RICHLAND MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 2083, PAGE 40, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH F. PETERSON BY WARRANTY DEED DATED 11/20/2009 FROM HEATHER NEILL, UNMARRIED OF RECORD IN INSTRUMENT 20091124-0107950, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ELIZABETH F. PETERSON, HAVING SINCE MARRIED IS NOW KNOWN AS ELIZABETH PETERSON HALL. HER SPOUSE, JON HALL JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 5415 Knob Road, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Witness my/our hand(s) this 30th day of January, 2014.

Elizabeth Peterson Hall

Jon Hall

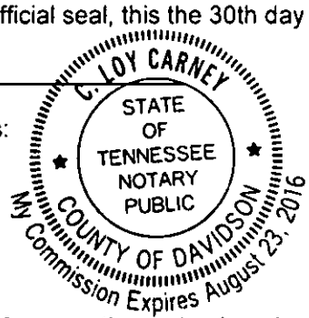
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH PETERSON HALL, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 30th day of January, 2014.

Notary Public
My Commission Expires:
(SEAL)



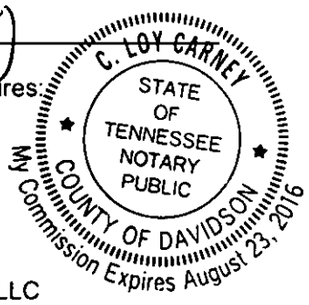
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON HALL, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 30th day of January, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903