BILL GARRETT, Davidson County
Trans:T20140021330 DEEDWARR
Recvd: 03/31/14 12:38 2 pgs
Fees:13.00 Taxes:758.50

20140331-0026291

ADDRESS NEW OWNERS and SEND TAX BILLS:

CHOICE CITY HOMES, LLC
102 Vaughn Rd.
Nashville TN 37221

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
82 - 5 - 75 and
82 - 5 - 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **CHARLES R. HALL and wife, GUINNA S. HALL,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **CHOICE CITY HOMES, LLC,** hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows, to wit:

TRACT 1 (1712 4th Avenue North):
BEING the south 32-1/2 feet of Lot No. 31, on the Plan of D.T. McGavock's Plan of 98 lots in North Nashville, of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said Lot fronts 32-1/2 feet on the east side of 4th Avenue North, and runs back between parallel lines 174 feet, more or less, to an alley.

BEING the same property conveyed to Charles R. Hall and Guinna S. Hall, married, as tenants by the entirety, from George Beene and Havana Beene, devisees of the Will of Luther Beene, by deed recorded January 13, 1995 in Book 9571, Page 76, Register's Office for Davidson County, Tennessee.

TRACT 2 (1714 4th Avenue North):
BEING the southerly 15 feet of Lot No. 30 and the northerly 17-1/2 feet of Lot No. 31 on the Plan of D.T. McGavock's Addition, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 32-1/2 feet on the easterly side of 4th Avenue North, formerly Cherry Street, and extend back between parallel lines 174 feet to an alley.

BEING the same property conveyed to Charles R. Hall and wife, Guinna S. Hall, as tenants by the entirety, from Raymond Leon Whitelow, Sr., unmarried, by deed recorded January 13, 1995 in Book 9571, Page 73, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1712 and 1714 4th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 27 day of March, 2014.

Charles R Hall
CHARLES R. HALL

Guinna S. Hall
GUINNA S. HALL

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CHARLES R. HALL and wife, GUINNA S. HALL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

Norma J Crow
AFFIANT

Subscribed to and sworn before me, this the 27 day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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