WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140025390 DEEDWARR
Recvd: 04/15/14 10:37 2 pgs
Fees:13.00 Taxes:2146.00
20140415-0031363

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Garfi	Wells Fargo Bank N.A.	008000
(NAME)	(NAME)	(MAP)
4000 Baxter Road	2701 Wells Fargo Way	22500
(ADDRESS)	(ADDRESS)	(PARCEL)
Joelton, TN 37080	Minneapolis, MN 55406	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James H. Hall and wife, Jenifer H. Hall, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel A. Garfi and Lisa K. Garfi, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BOUNDARY LINE DESCRIPTION OF TRACT 4,

BOUNDARY LINE DESCRIPTION OF TRACT 4, OF THE CHESTER CHAMBERS, JR. PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE IST COUNCIL MANIC DISTRICT METROPOLITAN NASHVILLE. DAVIDSON COUNTY, TENNESSEE .AND BEING MORE PARTICULARLY DESCRIBED A S FOLLOWS:

BEGINNING A T AN IRON ROD IN THE EASTERLY MARGIN OF BAXTER ROAD, SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF TRACT 3 OF THE CHESTER HAMBERS JR. PROPERTY AND THE NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED THENCE NORTH 88 DEGREES 44 MINUTES 55 SECONDS EAST 895.78 FEET TO AN IRON ROD (NEW), THENCE; SOUTH 13 DEGREES 53 MINUTES 12 SECONDS EAST 243.93 FEET TO AN IRON ROD (NEW).THENCE: SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST 260.92 FEET TO AN IRON ROD (NEW). SAID IRON ROD BEING THE NORTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND IN THE WESTERLY LINE OF THE PAMELA LYNCH PROPERTY.THENCE: WITH LYNCH WESTERLY LINE SOUTH 03 DEGREES 57 MINUTES 21 SECONDS WEST 485.08 FEET TO AN IRON ROD (NEW).SAID IRON ROD BEING THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THE NORTHEASTERLY CORNER 0F THE RANDY N. HASSE PROPERTY,THENCE; NORTH 81 DEGREES 47 MINUTES 12 SECONDS WEST 200.00 FEET TO AN IRON ROD(NEW).SAID IRON ROD NEW BEING THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED. THENCE: NORTH 21 DEGREES 5O MINUTES 16 SECONDS WEST 609.02 FEET TO AN IRON ROD (NEW).THENCE: SOUTH 89 DEGREES 03 MINUTES 38 SECONDS WEST 764.77 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF BAXTER ROAD,THENCE: WITH SAID MARGIN OF SAID MARGIN OF SAID ROAD NORTH 04 DEGREES 33 MINUTES 34 SECONDS EAST 95.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.05 ACRES MORE OR LESS.

BOUNDARY LINE DESCRIPTION OF TRACT 5,

BOUNDARY LINE DESCRIPTION OF TRACT 5, OF THE CHESTER CHAMBERS. JR. PROPERTY. SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE IST COUNCIL MANIC DISTRICT METROPOLITAN NASHVILLE, DAVIDSON COUNTY. TENNESSEE. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE EASTERLY MARGIN OF BAXTER ROAD. SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF TRACT 4 OF THE CHESTER CHAMBERS. JR., PROPERTY AND THE NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED. THENCE; SOUTH 89 DEGREES 03 MINUTES 38 SECONDS EAST 764.77 FEET TO AN IRON ROD (NEW). SAID IRON ROD BEING THE NORTHEASTERLY CORNER Of THE TRACT HEREIN Described. thence: SOUTH 21 DEGREES 5O MINUTES 16 SECONDS EAST 609.02 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEASTERLY CORNER OF THE TRACT THEREIN DESCRIBED AND THE SOUTHWESTERLY CORNER OF TRACT 4 OF THE CHESTER CHAMBERS, JR. PROPERTY. AND IN THE NORTHERLY LINE OF THE RANDY N. HASSE PROPERTY ,THENCE; WITH HASSE NORTH LINE NORTH 81 DEGREES 47 MINUTES 12 SECONDS WEST 194.27 FEET TO A 10 " CEDAR TREE. THENCE: NORTH 82 DEGREES 12 MINUTES 14 SECONDS WEST 229.73 FEET TO AN IRON ROD (NEW), SA ID IRON ROD BEING THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN Descried: NORTH 04 DEGREES 33 MINUTES 34 SECONDS EAST 37636 FEET TO AN IRON ROD (NEW). THENCE: NORTH 85 DEGREES 26 MINUTES 26 SECONDS WEST 610 76 FEET TO AN IRON ROD (NEW). IN THE EASTERLY MARGIN OF BAXTER ROAD. THENCE: WITH SAID MARGIN OF SAID ROAD NORTH 04 DEGREES 33 MINUTES 34 SECONDS EAST 95.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.07 ACRES MORE OR LESS.

Being the same property conveyed to James H. Hall and wife, Jenifer H. Hall by deed from Merri Lee Puckett and Christine Perry, both unmarried of record in Instrument No. 20050510-0052836 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4000 Baxter Road, Joelton, Tennessee 37080

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 my/our hand(s) this 14th day of April, 2014.

James H. Hall

Jenifer H. Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James H. Hall and Jenifer H. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of April, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/4/2015