This instrument prepared by:
Russell Roberson, Attorney
8351 E. Walker Springs Lane, Suite 200
Knoxville, Tennessee 37923
File No.: 14-04000220

BILL GARRETT, Davidson County
Trans:T20140033027 DEEDWARR
Recvd: 05/13/14 10:22 3 pgs
Fees:18.00 Taxes:203.50
20140513-0040784

WARRANTY DEED

THIS INDENTURE, made this 9th day of May, 2014, between

Gary Hale and Teresa Mobbs, Personal Representatives of the Estate of Lillie Louise Hale and Gary Hale, Teresa Mobbs and Carolyn Conrad, individually

First Parties, and

Nathan P. Hale and wife, Rachel L. Hale

Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable considerations to them in hand paid by Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant bargain, sell and convey unto the said Second Parties the following described premises:

TRACT I:

SITUATED in Davidson County, Tennessee lying in the 2nd Civil District of said county, and shown as Tract No. 2 on a survey of lands owned by J. M. Charlton and wife, made by R. R. Southgate, Surveyor, dated August 27, 1942 and also described according to a survey dated September 14, 1957, as follows:

BEGINNING at a point in the east margin of Rural Hill Road, said point being the northwest corner of Tract No. 1 on the aforesaid Southgate survey and being also 106 feet northerly from the northwest corner of the Creech Property; thence with the line between said two tracts South 83 deg. 30 min. East, 136.4 feet to a point; thence North 3 deg. 15 min. East, 137 feet to a point in the east margin of Rural Hill Road; thence South 3 deg. 15 min. West, 106 feet to the point of beginning.

BEING the same property conveyed to Wendell Hale and wife, Louise E. Hale by Warranty Deed from George E. Charlton and wife, Ann C. Charlton dated May 20, 1954 and recorded May 25, 1954 in Book 2279, Page 311 and corrected by Quit Claim Deed of record in Book 2697, Page 621, both in the Register's Office for Davidson County, Tennessee.

TRACT II:

SITUATED in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made September 29, 1960 by E. L. Miller, Jr. & Co., Surveyor, as follows:

BEGINNING at a point on the northeasterly margin of the property conveyed to Wendell Hale and wife, Louise E. Hale from George E. Charlton and wife, Ann C. Charlton noted in Book 82, page 72 and recorded in Book 2279, Page 311 in the Register's Office for Davidson County, Tennessee, from said point, North 87 deg. 50 min. East for a distance of 60 feet to an iron pin; thence 135.7 feet South 3 deg. 15 min. West to an iron pin; thence 60 feet North 83 deg. 30 min. West to an iron pin; thence 126.5 feet North 3 deg. 15 min. East to the point of beginning.

BEING the same property conveyed to Wendell Hale and wife, Louise E. Hale by Warranty Deed from J. M. Charlton and wife, Lera J. Charlton dated February 24, 1962 and recorded May 4, 1962 in Book 3374, Page 571, in the Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT a parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record at Instrument No. 20020827-0103731, in the Register's Office for Davidson County, Tennessee.

By execution of this instrument, Grantors make oath that Wendell Hale predeceased Louise E. Hale, having died on or about November 1, 2008. Wendell and Louise were lawfully married when they acquired this property and remained married without intervening divorce or separation until the death of Wendell Hale, leaving Louise E. Hale as the surviving tenant by the entireties. Louise E. Hale died on November 16, 2012 providing for the disposition of

her estate through her Last Will and Testament of record in Probate File No 12P-1868, Probate Division of the Davidson County Probate Court, wherein she devised all property to her three children, Gary Hale, Teresa Mobbs and Carolyn Conrad.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record.

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

TO HAVE AND TO HOLD the said premises to the said Second Parties in fee simple forever.

AND said First Parties for themselves, and for their heirs, successors in interest and assigns do hereby covenant with the said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes for 2014, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

Gary Hale Personal Representative of the Estate of Lillie Louise Hale

Gary Hale, Personal Representative of the Estate of Lillie Louise Hale

Gary Hale

Gary Hale, Individually

Teresa Mobbs Personal Representative of the Estate of Lillie Louise Hale

Teresa Mobbs, Personal Representative of the Estate of Lillie Louise Hale

Teresa Mobbs

Teresa Mobbs, Individually

Carolyn Conrad by Gary Hale AIF

Carolyn Conrad
By Gary Hale, AIF

WADE RAY CONWAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-14-2017

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, Gary Hale, Personal Representative, 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 and official seal at office, this 9th day of May, 2014.
My Commission Expires: _____

Notary Public

WADE RAY CONWAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-14-2017

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, Gary Hale 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 and official seal at office, this 9th day of May, 2014.
My Commission Expires: _____

Notary Public

WADE RAY CONWAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-14-2017

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, Teresa Mobbs, Personal Representative, 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 and official seal at office, this 9th day of May, 2014.
My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, Teresa Mobbs, 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 and official seal at office, this 9th day of May, 2014.
My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

On this 9 day of May, 2014, before me personally appeared Gary Hale, to me known to be the person who executed the foregoing instrument on behalf of Carolyn Conrad, and acknowledged that he/she executed the same as the free act and deed of said Carolyn Conrad, as his/her duly appointed attorney in fact.

Witness my hand and official seal at office, this 9 day of May, 2014.

My Commission Expires:_____

Notary Public

Name and address of property owners:

Nathan P. Hale and wife, Rachel L. Hale
1034 Rural Hill Rd
Antioch, TN 37013

who are responsible for payment of taxes.

CLT CODE: 149 119.00

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $55,000.00.

Subscribed and sworn to before
me this 9th day of May, 2014.

Affiant

My Commission Expires: _____

Notary Public