ADDRESS NEW OWNER:
Jeremy A. Hall
9105 Otter Lane
Nashville, TN 37211

SEND TAX BILL TO:
FirstBank
3500 Blue Lake Drive
Birmingham, AL 35243

MAP & PARCEL NOS.:
173090A54400CO

BILL GARRETT, Davidson County
Trans:T20140038090 DEEDWARR
Recvd: 06/02/14 09:31 3 pgs
Fees:18.00 Taxes:740.00
20140602-0046986

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kacey Frost FKA Kacey D. Ellis, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jeremy A. Hall, an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 479 on the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kacey D. Ellis, unmarried from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded on December 7, 2006, in Instrument No. 20061207-0151625, said Register's Office. The said Kacey D. Ellis has since married Cody Frost and is now known as Kacey Frost. (Said deed reflect $199,900.00 consideration.)

This is property with a common address of **9105 Otter Lane, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee.
(3) Master Deed Restrictions of record in Instrument NO. 20020315-0032825, as made applicable by Instrument No. 20060321-0032382, said Register's Office.
(4) Declaration of Charter, Easements, Covenants and Restrictions of the Residential Neighborhood of record as Instrument NO. 20020315-0032826, as made applicable by Instrument NO. 20060321-0032383, said Register's Office.
(5) Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100849, and Instrument No. 20010918-0100851, said Register's Office.
(6) Charter of the Lenox Village Neighborhood Association, Inc. in Instrument No. 20020412-0045831, said Register's Office.
(7) Stormwater Detention Agreement in Instrument No. 20041229-0154223, said Register's Office.

Cody Frost, spouse of Kacey Frost, hereby joins in this conveyance to convey any and all rights s/he may have in said property including but not limited to any marital rights therein.

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of May, 2014.

Kacey Frost FKA Kacey D. Ellis

Kacey Frost FKA Kacey D. Ellis

Cody Frost by Kacey Frost Attorney in Fact

Cody Frost by Kacey Frost, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kacey Frost FKA Kacey D. Ellis,** with whom I am personally acquainted, or who 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 **30th** day of **May 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May 2014, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kacey Frost, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Cody Frost, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded simultaneously herewith in Instrument No. 20140602-0046985 in said Register's Office.

Witness my hand and official seal at office, this 30th day of May 2014.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1405-091

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn before me this 30th day of May, 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017