WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Loren Hall	Loren Hall	11906021900
(NAME)	(NAME)	BILL GARRETT, Davidson County
57 Jay Street	57 Jay Street	Trans:T20140058634 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/11/14 12:18 2 pgs
Nashville, TN 37210	Nashville, TN 37210	Fees:13.00 Taxes:480.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140811-0072139

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 considerations, the receipt of which is hereby acknowledged, we, **David Birchett and Paula Birchett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Loren Hall and Margaret Hall*** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* husband and wife,

Land in Davidson County, Tennessee, being Lot No. 108, on the plan of Part Of The W. C. Miller Home Place, Sterling Heights, Section Three, as shown on plat of record in Plat Book 1424, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Birchett and Paula Birchett by Special Warranty Deed dated 02/12/2003 from GMAC Mortgage Corporation, attorney-in-fact for Home Comings Financial Network, Inc., by its Assistant Secretary and its Limited Signing Authority authorized by proper resolution of its Board of Directors of record in Instrument 200304030044348, and re-recorded in Instrument 200306030075708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 1424, Page 113, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 57 Jay Street, Nashville, TN 37210
(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/or 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/or 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 our hands this 6th day of August, 2014.

David Birchett

Paula Birchett

State of Tennessee
County of Wilson

Personally appeared before me David Birchett and Paula Birchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of August, 2014.

Notary Public Escrow Officer
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122