File Box 8

BILL GARRETT, Davidson County
Trans:T20140058734 DEEDWARR
Recvd: 08/11/14 14:29 2 pgs
Fees:13.00 Taxes:7307.50
20140811-0072318

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $1,975,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2014.

Notary Public
My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Williams Anders Hall and Joanna F. Hall 433 Westview Ave. Nashville, TN 37205	Same	116 15 0 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HALEY + KERR BUILDERS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **WILLIAMS ANDERS HALL AND WIFE, JOANNA F. HALL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land located in the 23rd Council District of Nashville, Davidson County, Tennessee, in the City of Belle Meade on the westerly margin of Westview Avenue, 200 feet north of Glen Eden Drive, said land being Lot 4, Block 6 and the northerly part of Lot 3, Block 6 on the plan of Resubdivision of part of Royal Oaks Subdivision of record in Book 974, page's 4 & 5 described more particularly according to a boundary survey dated July 30, 2012 by Campbell, McRae & Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, John Hood TN. R.L.S. #1838, as follows:

Beginning at an iron rod (old) on the westerly margin of Westview Avenue (60 foot wide r.o.w.), said rod being the northeast corner of the Bailey F. Clay, Jr. Tr. Land of record in Instrument No. 20110114-0004166 Register's Office for Davidson County, Tennessee, and being the common front corner Lots 3 & 4, Block 6 on the plan of Resubdivision of Royal Oaks Subdivision of record in Book 974, page's 4 & 5 R.O.D.C., TN., which is located N 08°18"10" E 200.0 feet from an iron rod (old) at the northwest intersection of said Westview Avenue and Glen Eden Drive; thence leaving said westerly margin with said Clay, severing said Lot 3, Block 6 N 69°51'38" W 242.87 feet to an iron rod (old) in the easterly line of Lot 2, Block 6 of said Resubdivision of Royal Oaks owned by Dale H. & Brenda J. Nichols of record in instrument No. 20040831-0105235 R.O.D.C., TN.; thence with said Nichols N 08°48'53" E, passing the original common rear corner of said Lots 3 & 4, Block 6 at 25 feet for a total distance of 124.95 feet to an iron rod (old) in the southerly line of

Lot 5, Block 6 of said Royal Resubdivision at the northwest corner of said Lot 4, Block 6 which is the southwest corner of the Frances B. Spradley land of record in Instrument No. 20031014-0152187 R.O.D.C., TN.; thence leaving said Nichols with said Spradley and the line between said Lots 4 & 5, Block 6 S 81°48'38" E 237.34 feet to an iron rod (old) in said westerly margin of Westview Avenue; thence with said westerly margin S 08°32'53" W 175.23 feet to the point of beginning the described tract of land containing 35671.93 square feet or 0.82 acres more or less according to a boundary survey dated July 30, 2012 by Campbell, McRae & Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, John Hood TN. R.L.S. #1838.

Being the same property conveyed to Haley + Kerr Builders, LLC by quitclaim deed from Stephen R. Kerr dated February 5, 2013, recorded on February 14, 2013, of record as Instrument No. 20130214-0015336 , Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

** Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record as Instrument No. 20140808-0071400, Register's Office for Davidson County, Tennessee.

1. 2014 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for sanitary sewers to City of Belle Meade of record in Book 5787, page 128, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 974, page 4, Register's Office for Davidson County, Tennessee.

4. Easement for water mains of record in Book 613, page 404 and in Book 924, page 24, Register's Office for Davidson County, Tennessee.

5. **

This is improved property known as: **433 Westview Ave., Nashville, TN 37205**.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds its self, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 7th day of August, 2014.

HALEY + KERR BUILDERS, LLC,
a Tennessee limited liability company

By: _____
Stephen R. Kerr, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN R. KERR**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **CHIEF MANAGER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of August, 2014

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2016

_____
Notary Public

My Commission Expires: _____