THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081686** BILL GARRETT, Davidson County Trans:T20140065908 DEEDWARR Recvd: 09/04/14 14:10 2 pgs Fees:13.00 Taxes:989.75 20140904-0081087	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $267,500.00 Affiant Subscribed and sworn to before me, this 2nd day of September, 2014. Notary Public My Commission Expires: RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Tim Crawford and Dean Sams, and Edwin Landis Reed 1012 Davidson Rd Nashville TN 37205	Send Tax Bills To: Dean Sams 101 Becky Lane Franklin, TN 37064	Tax Information: Tax Parcel ID No. 11507000400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jill Walters Hall, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tim Crawford and Dean Sams, and Edwin Landis Reed**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 36, CREST MEADE, SECTION I, as shown on plat of record in Plat Book 2331, Page 153, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Warranty Deed from F. David Rose and wife, Loraine M. Rose to J. Frank Walters and wife, Olivia D. Walters (now both deceased) as recorded on the 20th day of March, 1961 in Deed Book 3185, Page 537, in the Register's Office of Davidson County, Tennessee. Conveyed by the Last Will and Testament of James Franklin Walters (aka J. Frank Walters) to Jill W. Hall (his daughter and sole heir) as recorded on the 9th day of October, 2012 in Instrument No. 20121009-0092598; Petition to Probate Will as filed on the 25th day of September, 2012 in Probate Docket #12P-1472 followed by an Order Admitting Will to Probate and an Order to Close Without Detailed Accounting.

Said Oliva D. Walters have died 05/03/1978 and J. Frank Walters having died 5/27/2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREST MEADE, SECTION I, as recorded in Plat Book 2331, Page(s) 153.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 5223, Page 521.

This is improved property located at 1012 Davidson Rd Nashville TN 37205.

The said property was never used as the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2014.

Jill Walters Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jill Walters Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014