BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140068680 DEEDWARR
Recvd: 09/15/14 12:22 2 pgs
Fees:13.00 Taxes:414.40
20140915-0084258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Wendel Hall	First Advantage Bank	13307027400
(NAME) 3717 Grubbs Road	(NAME) 1430 Madison Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILMA D. BROWN AND TERESA L. BROWN AND ALFREDA L.HONAKER AND LAURA A. MARTIN, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KERRY WENDEL HALL AND WIFE, MARTHA K. HALL, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Parma Heights, as of record in Book 2133, Page 23, Register's Office for said County.

Said lot No. 71 fronts 70 feet on the northwesterly side of Grubbs Road and runs back between parallel lines, 139.6 feet on the northeasterly line and 171.9 feet on the southwesterly line, to a dead line in the rear on which it measures 77.1 feet.

Being the same property conveyed to James Alpha Weatherford, Jr. and Geraldine Weatherford by deed from Ed Dennis Fults and wife, Mary L. Fults of record in Book 4098, Page 984. The said James Alpha Weatherford and Geraldine Weatherford both having since died. James Alpha Weatherford, Jr. having predeceased Geraldine Weatherford. Property vesting in the Heirs at Law of Geraldine Weatherford, being Wilma D. Brown, Teresa L. Brown, Alfreda L. Honaker and Laura A. Martin as set fourth in Affidavit of Heirship, recorded on June 12, 2013, of record in Instrument No. 20130612-0059813, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Initials TB Initials A.H. Initials W.D.B. Initials L.M.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved ☐

This is improved ☒ property, known as 3717 Grubbs Road, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this 10th day of September, 2014. a.H.

Alfreda L Honaker

Wilma D. Brown

Laura A. Martin

Teresa L. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma D. Brown and Teresa L. Brown and Alfreda L Honaker and Laura A. Martin, as tenants in common, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 10th day of September, 2014.

Commission expires: 3/8/15

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public