RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145011

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086718 DEEDWARR
Recvd: 11/18/14 09:44 2 pgs
Fees:13.00 Taxes:925.00
20141118-0106137

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alisa Annette Brown and Herman Eugene Brown Sr. 2720 Windemere Drive Nashville, TN, 37214	NEW OWNER	084-07-0-008.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD C. HALL, JR. AND MILDRED D. HALL, CO-TRUSTEES FOR THE HALL FAMILY TRUST, UNDER AGREEMENT DATED JUNE 9, 2000**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ALISA ANNETTE BROWN AND LADANIEL I. BROWN, WIFE AND HUSBAND, AND HERMAN EUGENE BROWN SR.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 59 on the revised plan of Lots Nos. 57 and 59 of Sunny Acres, Section 3, as of record in Book 2854, page 46, Register's Office for Davidson County, Tennessee; as follows:

BEGINNING on the northerly margin of Windemere Drive at the southeast corner of Lot No. 60 on the Plan of Sunny Acres, Section 3, as of record in Book 2663, page 92, said Register's Office for said County, thence with the eastern boundary of said Lot No. 60, north 4° 41' west 299.7 feet; thence south 85° 19' east 173 feet to a 50 foot unnamed road; thence with the same southerly 274.7 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.27 feet to the northerly margin of Windemere Drive; thence with the same westerly 148 feet to the beginning.

BEING the same property conveyed to Richard C. Hall, Jr. et ux, Mildred D. Hall, by Deed dated January 22, 1974 and recorded January 25, 1974, of record in Book 4783, Page 350, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Richard C. Hall, Jr. and Mildred D. Hall, co-Trustees for the Hall Family Trust, under agreement dated June 9, 2000, by Quit Claim Deed dated December 6, 2000 and recorded January 15, 2001, of record in Instrument No. 20010116-0004642, in the office aforesaid.

The address of the herein described property is believed to be 2720 Windemere Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of November, 2014.

Richard C Hall, Jr.
RICHARD C. HALL JR.

Mildred D. Hall
MILDRED D. HALL

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Richard C. Hall, Jr. and Mildred D. Hall, Co-Trustees for the Hall Family Trust, under agreement dated June 9, 2000, with whom I am personally acquainted (or 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 seal, this the 12th day of November, 2014.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017