TOUCHSTONE
TITLE & ESCROW, LLC

2500 21ST AVE S, NASHVILLE TN 37212
(615) 371-2299

WARRANTY DEED

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $157,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-20-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 15-1051H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Philippe Francoz	SAME	072-08-0-170.00
5076 Marc Dr	SAME	
Nashville, TN 37211	SAME	

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,

AMBER Z. HALL, UNMARRIED AND ALPHA ZOE A. HALL, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIIORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILIPPE FRANCOZ AND SYLVIE FRANCOZ, HUSAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 17 on the Plan of Virginia Manor of record in Plat Book 1835, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle H. Thompson, Trustee by Quitclaim Deed from Amber Z. Hall of record in Instrument No. 20080829-0089062, Register's Office for Williamson County, Tennessee, dated August 29, 2008 and recorded on August 29, 2008 and within the same deed the said Michelle H. Thompson, Trustee conveyed her interest in the subject property to Amber Z. Hall and Alpha Zoe A. Hall, joint tenancy with the rights of survivorship. Amber Z. Hall also known as Amber Zoe Hall Bean.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 22, Register's Office for Davidson County, Tennessee.

This is property known as 1900 Avalon Dr, Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 03/09/15 15:36 3 pgs
Fees:18.00 Taxes:580.90
20150309-0020107

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 27th day of February, 2015.

Amber Z. Hall

Alpha Zoe A. Hall

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, AMBER Z. HALL AND ALPHA ZOE A. HALL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2015.

Notary Public

My Commission Expires: 2/20/2015

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 15-1051H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

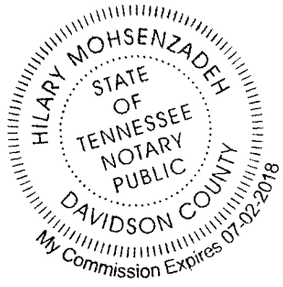
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).