WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150018727 DEEDWARR
Recvd: 03/16/15 10:07 2 pgs
Fees: 13.00 Taxes: 1206.20
20150316-0022155

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David S Hall	Same As New Owner	Map 72-11-E
(NAME)	(NAME)	
29430 N. Hawthorne Lane		Parcel 1.00 CO
(ADDRESS)	(ADDRESS)	
Libertyville, IL 60048		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Chris Thomas Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David S Hall and Susan S 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 Unit A as shown on Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions for Branch Street Homes a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20140402-0027146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chris Thomas Homes, LLC, a Tennessee limited liability company by Quitclaim Deed by Chris Thomas, filed for record on May 22, 2014 as Instrument No. 20140522-0044135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 39, said Register's Office; and (c) Restrictive covenants contained as Instrument No. 20140402-0027146, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1702 A Branch Street, Nashville, TN 37216
(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 hands this 13th day of March, 2015.

Chris Thomas Homes, LLC

By: _____
Mark Price, as Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Mark Price,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Agent of Chris Thomas Homes, LLC,** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Agent .

WITNESS my hand and seal this 13th day of March, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

_____
Notary Public

My Commission Expires: _____

File No.: 21015039