Davidson County DEEDWARR Recvd: 03/20/15 13:36 3 pgs Fees:18.00 Taxes:689.31 **20150320-0024227**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,300.00 Affiant Subscribed and sworn to before me this 18th DAY OF March, 2015. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

KP15-2401

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary D. Greenfield	Mortgage Investors Group	
2708 Greenside Pl. ~~2401 Cloverdale Road~~	(NAME) 8320 East Walker Springs Lane	
Nashville, TN 37206 ~~Nashville, TN 37214~~ (ADDRESS)	(ADDRESS) Knoxville, TN 37923	095-11-0-036.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS HALL, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY D. GREENFIELD AND STEPHANIE M. GREENFIELD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 58 on the Plan of Merry Oaks, of record in Plat Book 1835, Pages 67 and 68, 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 Gerald R. Herald and wife, Peggy L. Herald by Warranty Deed from E. M. Murphy and wife, Colleen M. Murphy, of record in Book 2908, page 511, Register's Office for Davidson County, Tennessee, dated June 01, 1959 and recorded on June 01, 1959. The said Peggy L. Herald died on December 16, 2010, leaving her husband, Gerald R. Herald, as the surviving tenant by the entirety. The said Gerald R. Herald died January 01, 2012, and by his Last Will and Testament filed as Probate Docket No. 12P-360, in the Seventh Circuit Court for Davidson County, Tennessee, devised the subject property to his son, Steven Ray Herald. The said Steven Ray Herald died October 29, 2012, and by his Last Will and Testament filed as Probate Docket No. 12P-1885, in the Seventh Circuit Court for Davidson County, Tennessee, devised the subject property to his daughter, Stephanie Leigh Ellis, and further appointed her as Executrix of his estate.

Being the same property conveyed to Rhett C. Chandler Trustee by Quitclaim Deed from Stephanie L. Ellis, Executrix for the Estate of Steven Herald, of record in Instrument No. 20130802-0080563, Register's Office for Williamson County, Tennessee, dated June 27, 2013 and recorded on August 02, 2013, and within the same deed the said Rhett C. Chandler, Trustee conveyed his interest in the subject property to Stephanie L. Ellis, a single person.

Being the same property conveyed to Chris Hall, single by Warranty deed from Stephanie Leigh Ellis, a/k/a Stephanie L. Ellis, unmarried of record in Instrument No. 20131118-0118851 Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 18, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 1835, Pages 67 and 68, Book 1855, Page 377, Book 1876, Page 276, Book 1846, Page 109, and Book 416, page 145; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 2401 Cloverdale Road, Nashville, Tennessee 37214

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of March, 2015.

Chris Hall

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of March, 2015, before me personally appeared Chris Hall, single to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of March, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY