File No. 155015

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150033707 DEEDWARR
Recvd: 05/04/15 09:42 3 pgs
Fees: 18.00 Taxes: 327.45
20150504-0039870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAHIRA J. PVSA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-2

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Barbara Rich	American Airlines Federal Credit Union	086-14-0A-185.00
(NAME)	(NAME)	
185 Thistle Lane	PO Box 619001	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	DFW Airport, TX 75261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE **THOMAS M. PRICE, TRUSTEE OF THE JERRY IRA HALL, JR. TESTAMENTARY TRUST AND STACIE H. NEELY, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JERRY IRA HALL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLIE BARBARA RICH**, 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 Lot No. 185, Stage Two, Hermitage Meadows, of record in Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jerry I. Hall, Sr. by Warranty Deed from Frederick S. Perkins, dated 2/21/95 and recorded 3/7/95 in Book 9612, Page 942, Register's Office for Davidson County, Tennessee. The said Jerry I. Hall, Sr. a/k/a Jerry Ira Hall died testate on 12/23/14. His estate is being administered as Docket No. 15P-100 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), with Order to Probate being filed 1/29/15. Thomas M. Price was appointed as Personal Representative of the estate. The devisees under the Last Will and Testament of Jerry Ira Hall are Thomas M. Price, Trustee of the Jerry Ira Hall, Jr. Testamentary Trust, and Stacie H. Neely (previously misspelled as Stacey).

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365; By-Laws of record in Book 6034, Page 383, as amended in Book 7660, Page 612 and Instrument Number 20010327-0029002; HOA Charter in Book 6034, Page 376, as amended in Book 7466, Page 25 and Book 8275, Page 843; Conveyance of Common Areas in Book 6209, Page 548 and Book 6668, Page 54; Easement to Comcast in Instrument Number 20121114-0104689; and all existing easements and all other matters shown on plat of record in Book 5200, Page 682, Register's Office for Davidson County, Tennessee, and all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 185 Thistle Lane, Hermitage, Tennessee 37076

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 30th day of April, 2015.

Thomas M. Price, Trustee of the Jerry Ira Hall, Jr. Testamentary Trust, Devisee

Stacie H. Neely, Devisee, by Thomas M. Price, Attorney in Fact, by Power of Attorney recorded immediately prior hereto

Thomas M. Price, Executor of the Estate of Jerry Ira Hall

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 THOMAS M. PRICE, TRUSTEE OF THE JERRY IRA HALL, JR. TESTAMENTARY TRUST, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2015.

Commission expires: **03/26/2014**

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

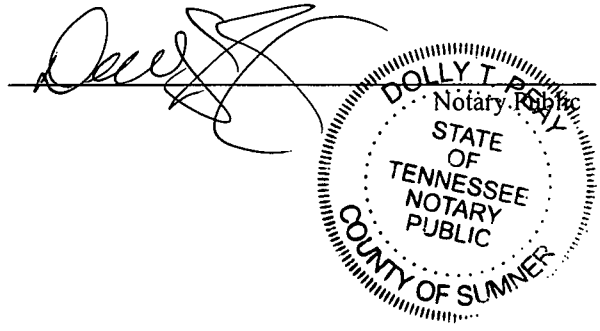
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of April, 2015, before me personally appeared THOMAS M. PRICE, to me known to be the person or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf of STACIE H. NEELY, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said STACIE H. NEELY.

Witness my hand at office this 30th day of April, 2015.

Commission expires: **03/26/2014**



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 THOMAS M. PRICE, EXECUTOR OF THE ESTATE JERRY IRA HALL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2015.

Commission expires: **03/26/2014**

