WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049233 DEEDWARR
Recvd: 06/19/15 14:03 2 pgs
Fees:13.00 Taxes:1402.30
20150619-0059001

R-VRES-15-924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

GREG FAIRBETTER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 6 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marshall Hall	**Same as New Owner**	
(NAME) **924 Gilmore Avenue**	(NAME)	**118-1-278.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, I/we **ELLA MARY WEBSTER, UNMARRIED, JEFFREY E. WEBSTER,** unmarried, **AND CHARLES D. WEBSTER,** unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARSHALL HALL,** 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Easterly 41 feet of Lot No. 41 on the Montrose Place, a plan of which is of record in Book 57, Page 93, Register's Office for said County. Said part of said Lot No. 41 fronts 41 feet on the Northerly side of Gilmore Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed by Warranty Deed from Ruth Conney Hartman to Robert Claypool and wife, Ella May W. Claypool as recorded on the 8th day of November, 1968 in Deed Book 4284, Page 908 and Davidson County Probate Docket No. 14P-1410, in the Register's Office of Davidson County, Tennessee. The said Robert Claypool having since died on March 7, 1976, leaving the said Ella May W. Claypool as the sole surviving tenant by the entirety. Ella Mary Webster, Charles D. Webster, Jeffrey Webster and Charles Webster, Jr., are the devisees under the Last Will and Testament of Ella M. Claypool, Docket No. 14P1410, Probate Court of Davidson County, Tennessee. The said Charles Webster, Jr., having since died on May 1, 2003, having no surviving spouse and no children.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **924 Gilmore Avenue, Nashville, Tennessee 37204**.

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 the 15th DAY OF JUNE, 2015.

Ella Mary Webster

Jeffrey E. Webster by Ella Mary Webster as Attorney in Fact

Charles D. Webster by Ella Mary Webster as Attorney in Fact

ESTATE OF ELLA M. CLAYPOOL

BY: _____
Ella Mary Webster, Administrator

Adminstrator of the Estate of Ella M. Claypool joins herein to convey any and all interest said Estate may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLA MARY WEBSTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15 of June, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLA MARY WEBSTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY E. WEBSTER and CHARLES D. WEBSTER, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY E. WEBSTER and CHARLES D. WEBSTER.

Witness my hand and official seal, this the 15 of June, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLA MARY WEBSTER, ADMINSTRATOR of the ESTATE OF ELLA M. CLAYPOOL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15 of June, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212