BILL GARRETT, Davidson County
Trans:T20150052559 DEEDWARR
Recvd: 06/30/15 13:41 2 pgs
Fees:13.00 Taxes:178.71
20150630-0063111

ELIZABETH ACHARZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$48,300.00**.

Charles R. Hall
Affiant

Subscribed and sworn to before me, this the 29 day of September, 2008.

Elizabeth Pachiarz
Notary Public

My commission expires: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Guinna Lee Anne Brown	**S A M E**	**Map 081-08-0**
1900 5th Ave. North		
Nashville, TN		**Parcel 098.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FURTHER BEING A GIFT THIS DATE MADE BY THE GRANTORS HEREIN OF $24,000.00 EQUITY, AND FOR THE REMAINDER, GRANTEE SHALL BE GRANTED A GIFT OF $24,000.00 ON JANUARY 1, 2009, AND A GIFT OF $300.00 ON JANUARY 1, 2010, WE,

Charles R. Hall and wife, Guinna s. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OUR DAUGHTER,

Guinna Lee Anne Brown

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:

BEING Lot No. 16, on the plan of D. T. McGavock's 2nd Addition, as of record in Book 21, pages 64, Register's Office, Davidson County, Tennessee.

SAID Lot No. 16 fronts 60 feet on the easterly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines with the northerly margin of Coffee Street, 168-1/2 feet, more or less, to an alley.

BEING the same property conveyed to Charles R. Hall, and wife, Guinna S. Hall, by instrument executed February 14, 1994, which is of record in Book 9253 page 236, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1900 **5th Ave N, Nashville, Tennessee**

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 is unencumbered, unless otherwise herein set out; and we do further convenant 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 hand(s) this 29 day of September, 2008.

Charlie R Hall
Charles R. Hall

Guinna S. Hall
Guinna S. Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Charles R. Hall and wife, Guinna S. Hall** , the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of **September, 2008.**

Elizabeth Pachciarz
Notary Public

ELIZABETH PACHCIARZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-12