THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150056429 DEEDWARR
Recvd: 07/13/15 11:41 2 pgs
Fees:13.00 Taxes:1326.45
20150713-0067822

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffrey P. Hall and Laura E. Hall 3205 Brookview Forest Drive Nashville, Tennessee 37211	New Owner	180-04-OB-158.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MELISSA GROHOVSKY DODSON AND HUSBAND, GEORGE VICTOR DODSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFREY P. HALL AND LAURA E. HALL, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 70, on the plan of Brookview Forest, Phase 5, of record in Instrument 200903090021109, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Melissa Grohovsky Dodson and George Victor Dodson, wife and husband, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20130205-0011968, dated 1/29/2013, Register's Office for Davidson County, Tennessee.

This is improved property known as **3205 Brookview Forest Drive, Nashville, Tennessee 37211** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **10th** day of **July**, **2015**:

Melissa Grohovsky Dodson
Melissa Grohovsky Dodson

George Victor Dodson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELISSA GROHOVSKY DODSON AND GEORGE VICTOR DODSON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 10th day of July, 2015:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $358,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF JULY, 2015:

Notary Public

My Commission Expires: 3/24/2019

