BILL GARRETT, Davidson County
Trans:T20150083257 DEEDWARR
Recvd: 09/30/15 13:51 2 pgs
Fees:13.00 Taxes:643.80
20150930-0099419

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1337

STATE OF TENNESSEE
COUNTY OF Williamson

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2015

Notary Public
Commission Expires: 1/18/16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Loren Hall 3326 Goodland Rd. Nashville, TN 37211	Cash Sale new owner	13307013300

WARRANTY DEED

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, I/WE,

Edward J. Michael

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loren Hall and Margaret Hall

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:

Land in Davidson County, Tennessee, being Lot No. 71, Section 1, on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 71 fronts 80 feet on the northerly side of Goodland Road and runs back between lines 235 feet on the westerly side and 226.9 feet on the easterly side to a dead line in the rear and measured 80.2 feet on said dead line.

Being the same property conveyed to Edward J. Michael by Warranty Deed from Linda Oliver and Barbara Connors and Patricia Lane and Richard Randolph and Jenifer Phillipi and Scott Paquette and Jimmy Rucker dated 09-04-2009 and recorded 10-27-2009 in Instrument No. 20091027-0099077, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3326 Goodland Rd., Nashville, TN 37211.

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, their heirs and assigns forever; and we so covenant with 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 covenant 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of September, 2015.

Edward J. Michael by Aziza T. Michael as Power of Attorney
Edward J. Michael by Aziza T. Michael, as Power of Attorney

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 24 day of September, 2015, before me personally appeared Brandon Harris to me known to be the person who executed the foregoing instrument on behalf of Betsi Harris, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Betsi Harris.

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of September, 2015

Notary Public

Commission Expires:
1/18/16

