BILL GARRETT, Davidson County
Trans:T20150093632 DEEDWARR
Recvd: 11/03/15 11:16 2 pgs
Fees:13.00 Taxes:2923.00
20151103-0111967

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $790,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2015. Notary Public My Commission Expires: My Commission Expires SEPT 18, 2017

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows: Scott L. Hall and Leanne B. Hall 901 Oak Valley Lane Nashville, TN 37220	Send Tax Bills To: Pinnacle Bank 150 3rd Ave. S., #900 Nashville, TN 37201	Map-Parcel Number: 14601001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN C. BROWN, JR. AND WIFE, ELIZABETH Q. HART**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SCOTT L. HALL AND LEANNE B. HALL, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 13 fronts 190 feet on the southerly margin of Oak Valley Lane and extends back between parallel lines 235 feet to a dead line in the rear.

Being the same property conveyed to Allen C. Brown, Jr, and wife, Elizabeth Q. Hart, by deed dated September 30, 2003, of record in Instrument No. 20031002-0145530, Register's Office for Davidson County, Tennessee.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes which have been paid by the Grantors. By acceptance of delivery of this instrument, Grantees assume and agree to pay all future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

3. A 20 foot permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 6983, page 679, Register's Office for Davidson County, Tennessee.

This is improved property known as: **901 Oak Valley Lane, Nashville, TN 37220.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of October, 2015.

Allen C. Brown, Jr.

Elizabeth Q. Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen C. Brown, Jr. and Elizabeth Q. Hart, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2015.

(Seal)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: 3-10-2019

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