BILL GARRETT, Davidson County
Trans:T20150100238 DEEDWARR
Recvd: 11/25/15 08:59 2 pgs
Fees:13.00 Taxes:702.63
20151125-0119482

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Carrie Ann Carlton & Christopher Scott Bistline
3962 Lawing Drive
Nashville, TN 37207

SEND TAX BILL TO:
Southern Community Bank
1400 N. Jackson Street
Tullahoma, TN 37388

MAP/PARCEL 041-07-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James A. Hallman, III and wife, Terri A. Hallman, formerly known of record as Terri A. Hall,** has this day bargained and sold, and does hereby transfer and convey unto **Carrie Ann Carlton and Christopher Scott Bistline, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Bell Valley of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Marydale Drive, the common corner of Lots Numbers 18 and 19, thence on a line between said lots Northwardly 138.1 feet to a point on the Southerly line of Lot Number 17; thence on a line between Lots Numbers 17 and 18 Eastwardly 108.2 feet to a point on the Westerly margin of Lawing Drive; thence along said margin Southwardly 99.72 feet a concrete monument marking the beginning of a curve; thence around said curve 38.0 feet to a concrete monument; thence along the Northerly margin of Marydale Drive Westwardly 115.7 feet to the point of beginning.Being the same property conveyed to James Hallman, III aka James A. Hallman, II and Terri Hall, aka Terri A. Hall, both unmarried, as joint tenants with right of survivorship by Special Warranty deed from HSBC Mortgage Services, Inc. of record in Instrument No. 20081216-0120567 Register's Office for Davidson County, Tennessee, dated November 13, 2008 and recorded on December 16, 2008.

This is improved property known as: **3962 Lawing Drive, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3500, page 45, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of November, 2015.

James A. Hallman, III

Terri A. Hallman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James A. Hallman, III and Terri A. Hallman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of November, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of November, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____