Davidson County DEEDWARR
Recvd: 03/07/16 14:24 3 pgs
Fees:18.00 Taxes:1135.90
20160307-0021706

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)

WARRANTY DEED

E-RECORDED

For:

County:

Date: Time:

JOHN A. BELL JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires APR. 10, 2018

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
DAC Home Builders LLC	Same	072150 005.00 & 003.00
(NAME)	(NAME)	
2105 1/2 & 2109 Scott Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Jeffrey Hale and wife, Mary Lou Hale , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAC Home Builders LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

2105 1/2 Scott Ave

BEING THE NORTHERLY 50 FEET OF LOT NO. 7 ON THE UNRECORDED PLAN OF G. A. PICKUP'S SUBDIVISION OF CERTAIN LOTS IN BELLE FOREST SUBDIVISION, OF RECORD IN BOOK 547, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 7 FRONTS 50 FEET ON THE EAST SIDE OF SCOTT AVENUE AND RUNS BACK BETWEEN LINES 219 FEET ON THE NORTH LINE AND 218 FEET, MORE OR LESS, ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. HALE BY WARRANTY DEED FROM ARAMINTA WILLIAMS, DATED MAY 14, 1992, OF RECORD IN BOOK 8626, PAGE 85 IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2105 1/2 SCOTT AVENUE, NASHVILLE, TN 37216.

2109 Scott Ave:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 60 FEET FRONT AND 40 FEET REAR OF LOT NO. 5 AND THE NORTHERLY 20 FEET OF LOT NO. 6 ON THE MAP OF BELLE FORREST SUBDIVISION OF RECORD IN BOOK 547, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 80 FEET ON THE EASTERLY SIDE OF SCOTT AVENUE, AND RUN BACK BETWEEN LINES 222 FEET, MORE OR LESS, ON THE SOUTHERLY LINE OF PART OF LOT NO. 5 TO A DEAD LINE IN THE REAR, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. HALE AND WIFE, MARY L. HALE BY WARRANTY DEED FROM SOUTHTRUST BANK OF TENNESSEE, DATED JUNE 14, 1995, OF RECORD IN BOOK 9701, PAGE 214, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THIS IS IMPROVED LAND KNOWN AS 2109 SCOTT AVENUE, NASHVILLE, TN 37216.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All

matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2105 1/2 & 2109 Scott Ave Nashville TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 26 day of February, 2016.

Jeffrey Hale, By Mary Lou Hale attorney in fact
Jeffrey Hale by Mary Lou Hale
Attorney in Fact

Mary Lou Hale
Mary Lou Hale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary Lou Hale, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Jeffrey Hale, and she as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Jeffrey Hale by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of February, 2016.

Notary Public
My Commission Expires: 9-10-18

JOHN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary Lou Hale with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of February 2016.

JOHN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-10-18