WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024346 DEEDWARR
Recvd: 03/28/16 09:25 2 pgs
Fees:13.00 Taxes:795.50

20160328-0028360

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/1/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emostah, LLC, a Georgia limited liability company	New Owners	072-14-0-187-00
(NAME)	(NAME)	
PO Box 29593		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30359		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jamie Diane Hall and Alfonzo Hall and Maco Hall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emostah, LLC, a Georgia limited liability company, 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 the westerly 50 feet of the northerly 165 feet of Lot No. 40 on the Plan of H.M. Doak's Subdivision of record in Plat Book 332, Page 22, in the Register's Office for Davidson County, Tennessee.

Beginning at and old iron pin at the base of a large Hackberry tree, the common corner of Lots Nos. 39 and 40 on the above plan; running thence with the southerly margin of Straightway Avenue, South 87 degrees East 50 feet to an iron pin, said pin being located 34 feet from the intersection of the southerly margin of Straightway Avenue and the westerly margin of Chapel Avenue; running thence South 4 degrees West 165 feet to an iron pin; thence north 87 degrees West 50 to an iron pin in the common line of Lots Nos. 39 and 40; thence with the common line of said Lots Nos. 39 and 40, North 4 degrees East 165 feet to the point of beginning. All in accordance with a Survey and Plat by Hickerson-Miller, Engineers and Surveyors, dated July 28, 1957.

Being the same property conveyed to James A. Hall by Warranty Deed from Carrie Edna Frazier Chambers, a widow of record in Book 4197, Page 258, Register's Office for Davidson County, Tennessee, dated December 14, 1967 and recorded on December 14, 1967; James Alvin Hall, Jr. died June 9, 2012. Spouse Lora Elizabeth had predeceased him and by his will of record in Case No. 15P-1754 of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, and in Instrument No. 20151112-0115005 of the Register's Office for Davidson County, Tennessee, devised this property to Maco Hall, Alfonso Hall, and Jamie Diane Hall. Said interest is now vested in Maco Hall, Alfonso Hall, and Jamie Diane Hall by Will mentioned aforesaid. The said Alfonso Hall and Alfonzo Hall are one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

unimproved ☐

This is improved ☑ property, known as 1408 Straightway Avenue, 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 24th day of March, 2016.

Jamie Diane Hall

Alfonzo Hall

Maco Hall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24th day of March, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jamie Diane Hall, Alfonzo Hall, and Maco Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019