WARRANTY DEED

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF April, 2016.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. Fosbinder	First Bank	
(NAME)	(NAME)	
3717 Grubbs Road	3500 Blue Lake Dr. #325	13307027400/
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KERRY WENDEL HALL AND MARTHA K. HALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK D. FOSBINDER, AN UNMARRIED MAN,** 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 on the Plan of Parma Heights, as of record in Book 2133, Page 23, Register's Office for said County.

Said lot No. 71 fronts 70 feet on the Northwesterly side of Grubbs Road and runs back between parallel lines, 139.6 feet on the Northeasterly line and 171.9 feet on the Southwesterly line, to a dead line in the rear on which it measures 77.1 feet.

Being the same property conveyed by Warranty Deed from Wilma D. Brown and Teresa L. Brown and Alfreda L. Honaker and Laura A. Martin, as tenants in common to Kerry Wendell Hall and wife, Martha K. Hall, husband and wife, as recorded on the 15th day of September, 2014 in Instrument No. 20140915-0084258 and See also Affidavit of Heirship, as recorded on the 12th day of June, 2013 in Instrument No. 20130612-0059813, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; and all matters appearing on the plan of record in Plat Book 2133, Page 23, said Register's Office.

This is improved x property, known as 3717 Grubbs Road, Nashville, TN 37211 (unimproved _)

(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.

BILL GARRETT, Davidson County
Trans:T20160032336 DEEDWARR
Recvd: 04/20/16 09:46 2 pgs
Fees:13.00 Taxes:740.00
20160420-0038160

Witness my hand this 18 day of April, 2016

Kerry W. Hall

KERRY WENDEL HALL

Martha K Hall

MARTHA K. HALL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kerry Wendel Hall and Martha K. Hall, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of April, 2016.

Commission expires:



Notary Public