(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041185 DEEDWARR
Recvd: 05/17/16 11:09 2 pgs
Fees:13.00 Taxes:314.50
20160517-0049103

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maccie Stark	Simmons Bank	41-117
(NAME)	(NAME)	
3710 Trail Hollow Lane	117 Raymond Hirsch Pkwy	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160714A

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, I/we, Kenneth Hall and wife, Heather Hall , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Maccie Stark, 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. :

Certain real property situated in the 2nd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEING a portion of tract #11 of the C. W. Cone Property, and being a portion of and conveyed to Richard Lynn Coppinger as of record in Deed Book 7782, page 863, R.O.D.C., TN. and being more particularly described according to a survey dated 11/23/98, prepared by Survey Solutions, Steve Axley, as follows:

Beginning at an iron rod in the center of a 50' private ingress & egress and public utilities easement, said point being the common corner with Tract #12 and Tract #11; thence, leaving said easement, with said common line, South 59 deg. 55' 35" West, 1286.07' to an iron rod in a fence line, said point being in the line of J. W. Hodge; thence, with said line, meandering along a fence line, North 54 deg. 14' 17" West, 168.60' to an iron rod; thence, North 51 deg. 37' 16" West, 370.82' to an iron rod, said point being common corner with J. W. Hodge, J. M. Gilpin, Tract #10, and the herein described tract; thence, with the Northerly line Tract #11, North 67 deg. 01' 27" East, 799.70' to an iron pin; thence, severing the original boundary of Tract #11, South 30 deg. 04' 25" West, 349.92' to an iron rod; thence, North 59 deg. 55' 35" East, 704.25' to an iron rod in the center of the aforementioned easement; thence, with the center of said easement, and running along a curve to the right, said curve having a radius of 2576.73', and arc length of 50.43', a chord direction of South 22 deg. 37' 32" East, a chord distance of 50.43' to the point of beginning containing 7.85 acres, more or less.

Being the same property conveyed to Michael Joseph Mischler and wife, Marsha D. Mishchler by Warranty Deed from Richard Lynn Coppinger and Debra Lynn Coppinger, dated and filed of record in Deed Book 11280, Page 596, Register's Office for Davidson County, Tennessee. The said Michael Joseph Mischler was awarded said property by Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee Case 00D-322, Michael Joseph Mischler, Plaintiff and Marsha D. Mischler, Defendant and of record in Instrument No. 20061013-0127369, Register's Office for said County.

Being the same property conveyed to Kenneth Hall and wife, Heather Hall by Quitclaim Deed from Michael J. Mischler, dated January 8, 2016 and filed of record in Instrument No. 20160108-0002026, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3710 Trail Hollow Lane, Whites Creek, TN 37189
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of May, 2016

Kenneth Hall

Heather Hall

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Hall and wife, Heather Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of May, 2016.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY