BILL GARRETT, Davidson County
Trans:T20160041429 DEEDWARR
Recvd: 05/17/16 15:56 3 pgs
Fees:18.00 Taxes:573.50
20160517-0049383

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 8020-98

ADDRESS NEW OWNER:
Valerie Harrell
629 Cottonwood Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

MAP **096**
GROUP **10-0**
PARCEL **046.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna Hall Patton and Melody Hall Strait, individually and as Co-Executrixes of the Extate of Margaret V. Hall, Virginia Hall Phillippie and Raymond Strait, Executor of the Estate of Troy Brown Hall, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Valerie Amber Harrell and Matthew Irvin Westphal, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 98, on the Map of Clover Hill, Section II, as of record in Book 2133, page 46, Register's Office of Davidson County, Tennessee.

Said Lot No. 98 fronts 60 feet on the southerly side of Cottonwood Drive, and extends back between lines 201.7 feet on the northerly side and 236.7 feet on the southerly side to an irregular line at the rear, on which it measures 139 feet.

Being the same property conveyed to Troy B. Hall and wife, Margaret V. Hall by deed from A. H. Johnson Construction Company, Inc. dated September 18, 1953 and of record in Book 2198, page 527, Register's Office for Davidson County, Tennessee. Troy B. Hall died on March 12, 2010, leaving Margaret V. Hall the surviving tenant by the entirety. *Margaret V. Hall (being one and the same person as Margaret V. Dies Hall)* died on October 21, 2014, leaving Donna Hall Patton, Troy Brown Hall, Jr., Virginia Phillippie (being one and the same person as Virginia Hall Phillippi) and Melody Hall Strait as the devisees of her will, of record in Docket No. 14P1906, Probate Court Clerk's Office for Davidson County, Tennessee. Donna Hall Patton and Melody Hall Strait are also the co-executrices of the will. Troy Brown Hall, Jr. (being one and the same person as Troy B. Hall, Jr.) died on September 10, 2015. Virginia Phillippie, Donna Hall Patton (being one and the same person as Donna Patton) and Melody Hall Strait (being one and the same person as Melody Strait) are the devisees of his will, of record in Docket No. 2015PR310, Probate Court Clerk's Office for Wilson County, Tennessee. Raymond Strait is the executor of his estate.

This is improved property known as 629 Cottonwood Drive, Nashville, Tennessee 37214. Possession is to be given on May 13, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 13th day of May, 2016.

Donna Hall Patton
Donna Hall Patton, individually

Donna Hall Patton
Donna Hall Patton, Executrix of the Estate of Margaret V. Hall

Melody Hall Strait
Melody Hall Strait, individually

Melody Hall Strait
Melody Hall Strait, Executrix of the Estate of Margaret V. Hall

Virginia Hall Phillippie
Virginia Hall Phillippie

Raymond Strait
Raymond Strait, Executor of the Estate of Troy Brown Hall, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna Hall Patton, individually and and as Executrix of the Estate of Margaret V. Hall** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 2.4.20

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melody Hall Strait, individually and and as Executrix of the Estate of Margaret V. Hall** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 2.4.20

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Virginia Hall Phillippie**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of ~~May, 2016.~~

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Raymond Strait, Executor of the Estate of Troy Brown Hall, Jr.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of ~~May, 2016.~~

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of May, 2016.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/16