This Instrument Prepared by ~~& Return to~~:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sandra Lynette Adams 2397 Crocker Springs Road Goodlettsville, TN 37072	Pentagon Federal Credit Union Box 1432 Alexandria, VA 22313	023000-12800

BILL GARRETT, Davidson County
Trans:T20160044443 DEEDWARR
Recvd: 05/26/16 10:00 2 pgs
Fees:13.00 Taxes:832.50
20160526-0053016

THIS INDENTURE, made this 23rd day of May, 2016 between

Charles R. Hall, Jr. and wife, Jennifer T. Hall

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Sandra Lynette Adams

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Tract 1:
Being Lot No. 1, on the plan of The Charles Cook Subdivision, of record in Book 5210, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Charles R. Hall, Jr. and wife, Jennifer T. Hall by Warranty Deed dated 11-30-07 from Billy Gray, a single man of record in Instrument No. 20071206-0141320, Register's Office for Davidson County, Tennessee.

Tract 2:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Charles R. Hall, Jr. in DB 20021029 0132294, R.O.D.C.T., more accurately described as follows:

Beginning at an existing ½ in. iron pipe in the southwesterly margin of Crocker Springs Road, Said pipe being the most southeast corner to the parent parcel and the most southeast Corner to herein described tract; Thence now leaving said margin S 63°25'57" W, 171.00' To an existing ½ in. iron pipe; Thence N 26°33'58" W, 80.00' to an existing ½ in. iron pipe; Thence N 76°58'52" E, 172.50' to a point in the margin of previous said Crocker Springs Road; Thence with said margin S 31°20'02" E, 39.73' to the point of beginning containing
0.232 acres.

Being a portion of the same property conveyed to Charles R. Hall, Jr. by Quitclaim Deed dated 10/28/02 from Charles R. Hall and wife, Guinna Hall of record in Instrument No. 20021029-0132294 and by Warranty Deed dated 4/27/00 from William C. Link of record in Instrument No. 2000050-10042526, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2397 Crocker Springs Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.
TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Charles R. Hall, Jr.

Jennifer T. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles R. Hall, Jr. and Jennifer T. Hall, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 23rd day of May, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $225,000.00.

Affiant

Sworn to and subscribed before me, this 23rd day of May, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County