BILL GARRETT, Davidson County
Trans:T20160050277 DEEDWARR
Recvd: 06/14/16 10:58 2 pgs
Fees:13.00 Taxes:222.00
20160614-0060099

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Adam Benjamin Hall
4245 Andrew Jackson Pkwy
Hermitage, TN 37076

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 075-11-0
PARCEL 280.00

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, I/we, **Janet Hall, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam Benjamin Hall,** 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. 107-B on the Plan of Zone Lot Division of Lots 80 thru Lots 107, Rachel's Square, Section Two of record in Plat Book 6250, Page 542, Revising Plat of record in Book 5200, Page 623, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet Hall, unmarried, by Warranty Deed from Jonathan A. Hall and wife, Jenifer L. Hall and Timothy M. Polk, Married, dated November 1, 2002, of record in Instrument No. 20021108-0137862, and Re-recorded of record in Instrument No. 20030421-0051848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants of record in Book 6455, Page 135, Book 6619, Page 777, Book 8030, Page 759, Book 8030, Page 757; Charter for Colony Downs HOA of record in Book 8030, Page 759; HOA Charter for Rachel's Square of record in Book 6683, Page 576; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 6250, Page 542, Revising Plat of record in Book 5200, Page 623, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4245 Andrew Jackson Pkwy Hermitage, TN 37076.**

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 10th day of June, 2016.

Janet Hall Janet Hall

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 10th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20