This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161052TN

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m16-1727

BILL GARRETT, Davidson County
Trans:T20160050708 DEEDWARR
Recvd: 06/15/16 12:32 2 pgs
Fees:13.00 Taxes:776.63
20160615-0060595

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Thomas E. Larson	**Churchill Mortgage**	
662 Hicks Road	761 Old Hickory BLvd.,#400	**128-10-120-09D-57439**
Nashville, TN 37221	Brentwood, TN 37027	

WARRANTY DEED

For and in 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, **James Darrell Hall and wife, Katherine L. Hall**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Thomas E. Larson and Kimberly A. Collier, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 189 on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Darrell Hall and wife, Katherine L. Hall from Dena D. Mays, unmarried, by deed dated 12/18/1997, filed for record on 12/22/1997 in Book 10730, Page 596, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **James Darrell Hall and Katherine L. Hall** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **James Darrell Hall and Katherine L. Hall** further covenant and bind 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.

This is property is known as: **662 Hicks Road, Nashville, TN 37221**.

Executed on this 8th day of June. 2016.

James Darrell Hall

Katherine L. Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **James Darrell Hall and Katherine L. Hall**, 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 this 8th day of June, 2016.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $209,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 8 day of June, 2016.

Notary Public

My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019