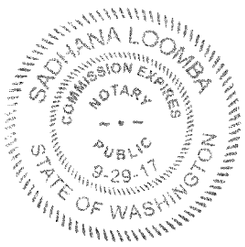
Davidson County	DEEDWARR
Recvd: 07/01/16 13:23	2 pgs
Fees:13.00 Taxes:3274.50	
20160701-0067829	

WARRANTY DEED



163242

STATE OF WA

COUNTY OF King

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 09/29/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc.,
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonah Price	Synovus mortgage Corp.	116 15 0 061.00
(NAME)	(NAME)	
421 Lynnwood Blvd.	3204 Lakeshore Dr. Ste 335	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **John D. Hall, III and Jennifer H. Hall, Co-Trustees of The John Hall and Jennifer Hall Family Trust, A Revocable Inter-Vivos Trust u/a/d December 13, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonah Price** ,AN UNMARRIED MAN, 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:

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

Being Lot No. 71-B on the Plan of the Resubdivision of part of Royal Oaks, of record in Book 974, Pages 4 and 5, Register's Office for said County.

Said lot fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between parallel lines 298.8 feet to the easterly line of Lot No. 72.

Being the same property conveyed to John D. Hall, III and Jennifer H. Hall, Co-Trustees of the John Hall and Jennifer Hall Family Trust, a Revocable Inter-Vivos Trust dated December 13, 2004 by Quitclaim Deed from John D. Hall, III and Jennifer H. Hall, husband and wife, filed for record 03/07/2011 in Instrument No. 20110307-0018035, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 421 Lynnwood Blvd., Nashville, TN 37205
(House Number) (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 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 30th day of June, 2016.

JOHN D. HALL, III AND JENNIFER H. HALL, CO-TRUSTEES OF THE JOHN HALL AND JENNIFER HALL FAMILY TRUST, A REVOCABLE INTER-VIVOS TRUST U/A/D DECEMBER 13, 2004

John D. Hall III
Co-Trustee

Jennifer H. Hall
Co-Trustee

State of WA

County of King

Personally appeared before me John D. Hall, III and Jennifer H. Hall, Co-Trustees of The John Hall and Jennifer Hall Family Trust, A Revocable Inter-Vivos Trust u/a/d December 13, 2004, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument in their capacities as Co-Trustee and for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2016.

Notary Public SADHANA LOOMBA

My Commission Expires: 09/29/2017

SADHANA LOOMBA NOTARY PUBLIC COMMISSION EXPIRES 9-29-17 STATE OF WASHINGTON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018