BILL GARRETT, Davidson County
Trans:T20160058979 DEEDWARR
Recvd: 07/11/16 14:49 2 pgs
Fees:13.00 Taxes:1473.23
20160711-0070820

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,170.00

Affiant

Subscribed and sworn to before me, this 6TH ~~DAY OF~~ JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Rockwell and Michael Rockwell, wife and husband	same address (NAME)	15609001700
5728 Templegate Dr. (ADDRESS)	as new owner (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Christopher Q. Hallock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marjorie Rockwell and Michael Rockwell, wife and husband , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF SECTION TWO, REVISED TEMPLEGATE, AS OF RECORD IN PLAT BOOK 6900, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER Q. HALLOCK AND WIFE CAROLYN A. HALLOCK BY WARRANTY DEED FROM BRADLEY E. JACOB AND WIFE SHARON L. JACOB, OF RECORD AT BOOK 8496, PAGE 314, SAID REGISTER'S OFFICE. THE SAID CAROLYN A. HALLOCK DIED ON NOVEMBER 27, 2005, PREDECEASING CHRISTOPHER Q. HALLOCK. CHRISTOPHER Q. HALLOCK SUBSEQUENTLY DIED TESTATE ON JANUARY 7, 2016, AND HIS WILL WAS ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 16D-738. THIS CONVEYANCE IS MADE, AND THE DEED EXECUTED BY ROBERT G. HALLOCK, EXECUTOR, BY ORDER OF SAID COURT ENTERED JUNE 3, 2016.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5728 Templegate Drive, Nashville, TN 37221
(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 my/our hand(s) this 6th day of July, 2016.

WARRANTY DEED
(Continued)

Estate of Christopher Q. Hallock

BY: _____, Executor
Robert G. Hallock, Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert G. Hallock, Executor, the herein bargainor(s), 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, this the 6th day of July, 2016.

_____
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072