THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088783**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,800.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2016. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20160076602 DEEDWARR
Recvd: 09/01/16 09:13 2 pgs
Fees: 13.00 Taxes: 1445.96
20160901-0091832

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Hall and Natalie Hall 6828 Alto Vista Drive Nashville TN 37205	1102 Clover Lane Matthew, NC 28104	Tax Parcel ID No. 143-03-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bennett S. Smith and Amethyst M. Smith, husband and wife** ("Grantees"), has this day bargained and sold, and does hereby transfer and convey to **Natalie J. Hall and Aaron T. Hall, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 70, as shown on the map entitled West Meade Highlands Section 2, of record in Plat Book 3700, pages 124-125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bennett S. Smith and Amethyst M. Smith, husband and wife, by deed from Justin T. Steiner and wife, Kristin Steiner, of record in Instrument No. 20150724-0072734, dated July 21, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 143-03-0-038.00.

Davidson County taxes for 2015, Map-Par. 143-03-0-038.00, $3,166.85, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3700, pages 124-125, said Register's Office.

This is improved property located at 6828 Alto Vista Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2016.

Bennett S. Smith

Bennett S. Smith, By: Brenton Blackwelder, Attorney-In-Fact

By: Brenton Blackwelder, Attorney-In-Fact

Amethyst M. Smith

Amethyst M. Smith, By: Brenton Blackwelder, Attorney-in-Fact

By: Brenton Blackwelder, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenton Blackwelder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Bennett Smith and Amethyst Smith, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of August, 2016.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018