WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-21-20

(AFFIX SEAL)

BRINA MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

J-ER-16-4013-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bob Haley	New Owner	
(NAME)	(NAME)	**116-16-131.00**
4013 Wallace Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK M. TOLLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOB HALEY AND JULIENNE K. HALEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of Part I, Wallace Subdivision, of record in Plat Book 1424, Page 16, Register's Office for said County.

Said Lot No. 57 fronts 120.2 feet on the west side of Wallace Lane, formerly Vail Avenue, and extends back 209 feet on the south line and 200.8 feet on the north line, to a line in the rear, on which it measures 120.1 feet.

Being the same property conveyed to Mark M. Tolley, unmarried, by Warranty Deed from George Howard Henson, Sr., unmarried, recorded May 15, 1978 in Book 5285, Page 689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 16, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.
- 2016 Davidson County Property taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4013 Wallace Lane, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160080154 DEEDWARR
Recvd: 09/13/16 12:17 2 pgs
Fees:13.00 Taxes:2046.10
20160913-0096190

Witness my/our hand(s) this the 12 DAY OF SEPTEMBER, 2016.

Mark M. Tolley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212