BILL GARRETT, Davidson County
Trans:T20160093540 DEEDWARR
Recvd: 10/24/16 10:53 2 pgs
Fees:13.00 Taxes:3145.00
20161024-0112019

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 21st day of October, 2016.

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Graves Scott Hall Katherine Kerns Hall 215 Lauderdale Road Nashville, TN 37205	SAME AS OWNER	103-12-072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) 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 R Pinkston and Carrie Pinkston, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Graves Scott Hall and Katherine Kerns Hall, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 8 and the Southerly 15 feet of Lot 9, on the plan of Block "I", Cherokee Park, Second Section, as shown by plat of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, according to a survey by Campbell Surveying Co., Inc., dated June 26, 1987 as follows:

Said Lot No. 8 and part of Lot No. 9 front together 75 feet on the Westerly side of Lauderdale Road and run back 123.20 feet on the Southerly line and 123 feet on the Northerly line to a dead line, whereon it measures 75 feet.

Being the same property conveyed to John R. Pinkston and Carrie Pinkston, husband and wife by Warranty Deed from Marion Keith Grant, unmarried, recorded on the 22nd day of March, 2011 in Instrument No. 20110322-0022217, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 215 Lauderdale Road, Nashville, TN 37205.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of October, 2016.

John R Pinkston

Carrie Pinkston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John R Pinkston and Carrie Pinkston, husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of October, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3/3/2020