AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20160101387 DEEDWARR
Recvd: 11/16/16 14:23 2 pgs
Fees:13.00 Taxes:680.80
20161116-0120985

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-30-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2547H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ronald Hall and Kimberely B. Hall	same as above	135-12-0E-033.00-CO
2230 Nashboro Boulevard		
Nashville, TN 37217-3878		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOANNE CHASE, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RONALD HALL AND KIMBERELY B. HALL, JOINT TENANTS

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 318, Phase One, Nashboro Village at Fairway Pointe, Tract 21, Boundary of the Regime, as shown by plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 20031180168332, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joanne Chase, a single woman by Warranty deed from Marquis Homes, LLC of record in Instrument No. 20060105-0001433 Register's Office for Davidson County, Tennessee, dated December 30, 2005 and recorded on January 05, 2006

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of PUD Boundary Plat of Nashboro - Fairway Pointe of record in Instrument Number 20020710-0083054, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Nashboro - Fairway Pointe of record in Instrument Number 20020820-0100664, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Tract #21 - Nashboro Village of record in Book 4660, Page 159, as amended by Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, as amended in Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20000316-0027171, Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, and Instrument No. 20000627-0063887, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Fairway Pointe Homeowners' Association of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.

Consent to Declaration of Covenants, Condition, and Restrictions for Fairway Pointe Homeowners' Association of record in Instrument Number 20010322-0027768, in the Register's Office for Davidson County, Tennessee.

Any and all easements, conditions, rights and restrictions, which affect said property of record in the Register's Office of Davidson County, Tennessee.

This is property known as 2230 Nashboro Boulevard, Nashville, TN 37217-3878

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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~~ hand on the 28th day of October, 2016.

Joanne Chase

Joanne Chase

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOANNE CHASE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of October, 2016.

Laurie Damewood

Notary Public

My Commission Expires: 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2547H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027