BILL GARRETT, Davidson County
Trans:T20170026007 DEEDWARR
Recvd: 03/28/17 11:02 2 pgs
Fees:13.00 Taxes:721.50
20170328-0030065

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of March, 2017

Notary Public
Commission Expires: 7.2.18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tanner Wall 3811 Briarcliff Court Nashville, TN 37211	Prime Lending 18111 Preston Rd., Ste 900 Dallas, TX 75252	148-05-0-071.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joyce E. Haley, Successor Trustee of the Haley Family Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanner Wall and Alyssa N. Wall, 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. 34 on the Plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josephine M. Haley, Trustee, and her successors in trust, of the Surviving Spouse Trust established in Ira Haley, Jr. and Josephine M. Haley Revocable Living Trust by Quitclaim deed from Josephine M. Haley, of record in Book 11178, page 260, Register's Office for Davidson County, Tennessee, dated October 23, 1998 and recorded on October 30, 1998. The said Josephine M. Haley having since died on April 2, 2012 and Ira J. Haley having since died on March 23, 2012. Per Trust Agreement of record in Instrument No. 20130919-0098604, in the Register's Office for Davidson County, Tennessee, Joyce E. Haley was named as Successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3811 Briarcliff Court, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2017.

Joyce E Haley - Successor Trustee

Joyce E. Haley, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Joyce E. Haley, Successor Trustee
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she as such Successor Trustee of the Haley Family Trust, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of March, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

