WARRANTY DEED

J-FSBO-17-4800-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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)
Home Front Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**148-206.00**
3520 Hoggett Ford Rd., Ste. B		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **JEAN HALL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME FRONT PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, TN, Being Lot No.5 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8, and 9 of the A.P. Grinstead Antioch Subdivision, described as follows: Beginning at a point in the Southerly margin of reeves Rd at the common corner of lots 4 & 5; thence with the line between said two lots Southerly 150ft to a point; thence Westerly 56ft to a point in the Northeasterly margin of Payne Rd; Northwesterly 190ft to a point in the Southerly margin of reeves Rd; thence with the Southerly margin of reeves Rd Easterly 169ft to the point of beginning.

Being the same property conveyed to Jean Hall by Quitclaim deed from A-1 Property & Restoration of record in Instrument No. 20160830-0090832 and Correction of Quitclaim Deed recorded in Instrument No. 20160804-0081019 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on August 30, 2016.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 63, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4800 Reeves Road , Antioch, Tennessee 37013**.

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:T20170035212 DEEDWARR
Recvd: 04/26/17 12:42 2 pgs
Fees:13.00 Taxes:318.20
20170426-0040990

*** of record in Plan Book 161, Page 63, Register's Office for Davidson County, Tennessee**

Witness my/our hand(s) this the 24th DAY OF APRIL, 2017.

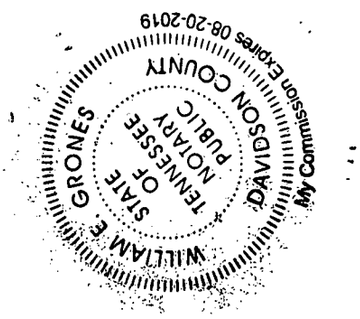
Jean Hall by Alexander Bright, Attorney in fact
Jean Hall by Alexander Bright, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander Bright, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEAN HALL, and who acknowledged he/she/they executed the same as the free act and deed of the said JEAN HALL.

Witness my hand and official seal, this the 24th of April, 2017.

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



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