Davidson County DEEDWARR
Recvd: 05/02/17 14:08 2 pgs
Fees:13.00 Taxes:931.48
20170502-0043154

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel E. Elkins and Meryll R. Elkins	Daniel E. Elkins and Meryll R. Elkins	181 01 0A 151.00
(NAME) 121 Bridlington Lane	(NAME) 121 Bridlington Lane	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-One Thousand Seven Hundred Fifty And No/100 Dollars ($251,750.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael M. Hall, an unmarried man and Brandi L. Hall, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel E. Elkins and Meryll R. Elkins, 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. 72 on the Plan of Sugar Valley, Section Five, of record in Instrument Number 200012040118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Michael M. Hall and wife, Brandi L. Hall by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation dated September 14, 2001 and recorded September 17, 2001 in Instrument No. 200109170100671, in said Register's Office for Davidson County, Tennessee

The grantors divorced as of December 13, 2016 and are conveying title as unmarried.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7321 Campton Rd., 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this the 28th day of April, 2017

Michael M. Hall by Brandi L. Hall as his Attorney in fact
Michael M. Hall
by Brandi L. Hall as his Attorney in fact

Brandi L. Hall
Brandi L. Hall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brandi L. Hall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid personally appeared Brandi L. Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael M. Hall, as his Attorney-In-fact, and acknowledged that she executed the same as the free act and deed of Michael M. Hall, for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: FRN-172587SSO