File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170042958 DEEDWARR
Recvd: 05/19/17 15:09 2 pgs
Fees:13.00 Taxes:1184.00
20170519-0050138

W & I Ref: (DM) Title No.: 58943
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dream House, LLC A Tennessee limited liability company 918 Currey Road Nashville, TN 37217	NEW OWNER

TAX MAP PARCEL NUMBERS: 16008000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Hall Geny, as devisee under the Last Will and Testament of Mary Frances Hall**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dream House, LLC A Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Broadwell Acres of record in Book 2663, page 118, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Hall and wife, Mary Frances Hall by Warranty Deed from Gladys H. Frances, a widow, dated August 30,1965 and recorded on August 31, 1965 of record in Book 3929, page 805, Register's Office for Davidson County, Tennessee. The said Robert C. Hall and Mary Frances Hall have since died, with Robert C. Hall predeceasing Mary Frances Hall. The Last Will and Testament of Mary Frances Hall of record in Docket No. 16P240, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised subject property to Karen Hall Geny.

Subject property was never the marital residence for Karen Hall Geny and her spouse.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 118, said Register's Office, which Plan shows 100 minimum building set back line from Baxter Lane and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Grant of clearing rights to the United States of American along the northerly rear portion of said lot of record in Book 2301, page 325 and contained in the deed of record in Book 3026, page 171, said Register's Office.

This is improved property, known as 512 Baxter Lane, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of May, 2017.

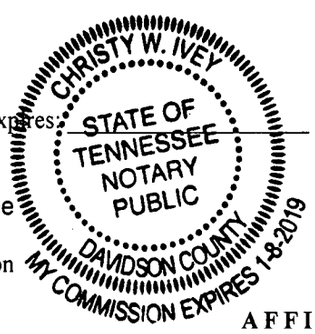
Karen Hall Geny

Karen Hall Geny, as devisee under the Last Will and Testament of Mary Frances Hall

State of Tennessee

County of Davidson

On this 17th day of May, 2017, before me the undersigned authority, personally appeared Karen Hall Geny, as devisee under the Last Will and Testament of Mary Frances Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Sworn and subscribed before me this 17th day of May, 2017.

Notary

My Commission Expires: _____

