Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170066279 DEEDWARR
Recvd: 08/02/17 09:55 2 pgs
Fees:13.00 Taxes:747.40
20170802-0078448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $202,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2017.

Notary Public

My commission expires: 3/20/18

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tressa Dawn Reed	Regions	
435 Cornish Dr.	2050 Parkway Office Cir	060-01-0-079.00
Nashville, TN 37207	Birmingham AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON A. HALL AND WIFE, SHANNON HALL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRESSA DAWN REED, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 78 on the Plan of Aldrich Heights of record in Plat Book ~~Y~~ Page ~~Y~~ in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. * Section 3 #2663 ##49

Being the same property conveyed to Jason A. Hall, unmarried by Warranty deed from Philip Segraves and wife, Monica Ergueta-Segraves of record in Instrument No. 20040820-0100860 Register's Office for Davidson County, Tennessee, dated August 18, 2004 and recorded on August 20, 2004.

Being the same property conveyed to Jason A. Hall and wife, Shannon Hall by Quitclaim deed from Jason A. Hall, unmarried of record in Instrument No. 20061031-0134949 Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on October 31, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 435 Cornish Dr., Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2017.

Jason A. Hall

Shannon Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason A. Hall and Shannon Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021