WARRANTY DEED

Bill Garrett Davidson County
Batch# 26882 DEEDWARR
11/16/2017 03:53:25 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50

20171116-0117994

File No.: SLA-17-2405

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5 Feb 19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandi L. Adams	New Owner	02300001300
(NAME)	(NAME)	
2405 Crocker Springs Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **CHARLES R. HALL JR. AND WIFE, JENNIFER T. HALL**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SANDI L. ADAMS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being a one-half or eleven acres of the original twenty-two acres of land located in the 10th Civil District of Davidson County, Tennessee, said twenty-two acres is to be divided from the East and West boundaries of the original tract and to be one-half of the original boundaries contained in the deed recorded in Book 1261, Page 154, Register's Office for said County.

Said original boundaries are as follows:

Beginning at the beginning corner of the land conveyed to James Turner and W. P. Ready in the center of the White's Creek Springs Road, the Northeast corner of Lot No. 1, and also a corner of Lot No. 2 on the plan of the White's Creek or Crocker Springs Tract, a plat of which is recorded in the Register's Office for said County; running thence North 30 deg. West, with said Crocker Springs Road, 38 poles to the Northeast corner of the graveyard lot; thence South 60 deg. West 12 poles to the Northwest corner of the graveyard lot; thence South 73 1/4 deg. West 111 poles to a rock pile in Ridge Road, two black oak pointers; thence South 35 deg. East 7 poles to a sourwood; thence South 46 deg. East 29 poles to a rock pile and hickory; thence North 65 deg. East 31 3/4 poles; thence North 72 deg. East 14 poles; thence North 86 1/4 East 20 poles; thence North 74 deg. East 53 poles to the beginning, and being part of the White's Creek or Crocker Springs Tract.

Being the same property conveyed to Charles R. Hall, Jr. by Quitclaim Deed from Charles R. Hall and wife, Guinna Hall, recorded on the 29th day of October, 2002 in Instrument No. 20021029-0132294, in the Register's Office of Davidson County, Tennessee.

Less and Except

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Being Lot No. 1, on the plan of The Charles Cook Subdivision, of record in Book 5210, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Charles R. Hall, Jr. and wife, Jennifer T. Hall by Warranty Deed dated 11-30-07 from Billy Gray, a single man of record in Instrument No. 20071206-0141320, Register's Office for Davidson County, Tennessee.

Tract 2:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Charles R. Hall, Jr. in DB 20021029 0132294, R.O.D.C.T., more accurately described as follows:

Beginning at an existing 1/2 in. iron pipe in the Southwesterly margin of Crocker Springs Road, Said pipe being the most Southeast corner to the parent parcel and the most Southeast Corner to herein described tract; Thence now leaving said margin S 63°25'57" W, 171.00' To an existing 1/2 in. iron pipe; Thence N 26°33'58" W, 80.00' to an existing 1/2 in. iron pipe; Thence N 76°58'52" E, 172.50' to a point in the margin of previous said Crocker Springs Road; Thence with said margin S 31°20'02" E, 39.73' to the point of beginning containing 0.232 acres.

Being a portion of the same property conveyed to Charles R. Hall, Jr. by Quitclaim Deed dated 10/28/02 from Charles R. Hall and wife, Guinna Hall of record in Instrument No. 20021029-0132294 and by Warranty Deed dated 4/27/00 from William C. Link of record in Instrument No. 2000050-10042526, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2397 Crocker Springs Road, Goodlettsville, TN 37072.

Being the same property conveyed to Sandra Lynette Adams by Warranty Deed from Charles R. Hall, Jr. and wife, Jennifer T. Hall, recorded on the 26th day of May, 2016 in Instrument No. 20160526-0053016, in the Register's Office of Davidson County, Tennessee.

JENNIFER T. HALL JOINS IN THIS DEED TO CONVEY ANY AND ALL RIGHTS, TITLE AND INTEREST THAT SHE MAY HAVE IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2405 Crocker Springs Road, Goodlettsville, TN 37072
(House Number) (Street) (City or Town) (Postal Zip)

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 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.

Witness my/our hand(s) this ~~21st~~ 5th day of ~~October~~ Nov, 2017.

Charles R. Hall Jr.

Jennifer T. Hall

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Hall Jr. and Jennifer T. Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of ~~October~~ November, 2017.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171