This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170382 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$341,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of November, 2017. Notary Public My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20 day of November, 2017, among:

CHRISTINA CABRAL, AN UNMARRIED WOMAN

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NANCY HALL AND DAVID A HALL

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Phase One, Section One, Burkitt Village of record in Plat at Instrument No. 20130719-0075067

Bill Garrett Davidson County
Batch# 32370 DEEDWARR
12/01/2017 01:56:57 PM 4 pgs
Fees: $23.00 Taxes: $1,265.03

20171201-0122894

and corrected by Surveyor's Certificate of Correction of record in Instrument Number 20130805-0081861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina Cabral, unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140818-0074665 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 18, 2014. (Value of consideration shown in aforementioned deed $262,122.00.) Being also known as 2166 Kirkwall Drive Nolensville, Tennessee 37135.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christina Cabral

State of ~~Tennessee~~ Florida
County of Okaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Christina Cabral, the within named bargainor(s), 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 20 day of November, 2017.

Wendy Turissini
Notary Public
My Commission Expires: 23 Apr 2021.



David K. Brown

State of ~~Tennessee~~ Florida.
County of Okaloosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, David K. Brown, the within named bargainor(s), 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 20 day of November, 2017.

Wendy Turissini
Notary Public
My Commission Expires: 23 Apr 2021



Owner Name & Property Address:

Name: Nancy Hall and David A Hall
Address: 2166 Kirkwall Drive
City, State, Zip: Nolensville, TN 37135

Responsible Party For Taxes:

Name: **Shelter Lending Services, LLC**
Address: **PO Box 740039**
City, State, Zip: **Cincinnati, OH 45274-0039**

Tax ID: 187-09-0A-211.00-CO