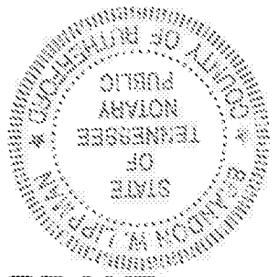
Bill Garrett Davidson County
Batch# 43781 DEEDWARR
01/03/2018 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $730.75
20180103-0000884



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen L. Hall and Amber N. Hall, husband and wife	Kristen Hall	02500014600
1207 Hitt LANE (ADDRESS)	1207 Hitt LANE (ADDRESS)	
Goodlettsville, TN, 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN, 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lisa L. North and James Brandon Walker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kristen L. Hall and Amber N. Hall, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH, FORMERLY THE 20TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF THE LANDS OF ENOCH CUNNINGHAM, DECEASED, AS OF RECORD IN BOOK 1, PAGE 128, CHANCERY COURT OF NASHVILLE AND PART OF LOT NO. 10 ON THE PLAN OF THE LANDS OF JOHN H. CARTWRIGHT, DECEASED, AS OF RECORD IN MINUTE BOOK "J", PAGE 529, COUNTY COURT FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE WEST MARGIN OF HITT LANE SAME BEING THE ORIGINAL S.E. CORNER OF THE BROWN PROPERTY AND THE N.W. CORNER OF THE THOMAS PROPERTY; THENCE, LEAVING THE ROAD, S 88 DEGREES 13 MINUTES W. 94.76 FEET TO AN IRON PIN; THENCE N. 25 DEGREES 00 MINUTES W. 25.00 FEET TO AN IRON PIN; THENCE N. 82 DEGREES 07 MINUTES W. 440.00 FEET TO AN IRON PIN; THENCE N. 10 DEGREES 20 MINUTES E. 180.89 FEET TO AN IRON PIN; THENCE S. 82 DEGREES 07 MINUTES E. 440.00 FEET TO AN IRON PIN ON THE WESTERN MARGIN OF HITT LANE; THENCE WITH THE WEST MARGIN OF HITT LANE S. 9 DEGREES 15 MINUTES E. 200.00 FEET TO AN IRON PIN THE POINT OF BEGINNING, CONTAINING 2.06 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LISA L. NORTH AND JAMES BRANDON WALKER BY WARRANTY DEED FROM ALISA C. BOONE, AN UNMARRIED WOMAN OF RECORD IN INSTRUMENT NO. 20170426-0040938 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1207 Hitt Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*(erroneously referenced as E in prior deeds of record)

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 29th day of December, 2017.

Lisa L. North

James Brandon Walker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa L. North and James Brandon Walker, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29h day of December. 2017.

Notary Public

My Commission Expires: 7/2/2020

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Brandon Lippman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Janice Shepherd [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-15-20

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY