Bill Garrett Davidson County
Batch# 84038 DEEDWARR
04/23/2018 03:30:33 PM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20180423-0038171

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2018. Notary Public My Commission Expires: 11/6/20

DANA ELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ann Rebecca Teaster and Earnest C. Teaster III 4013 Wallace Lane Nashville, TN 37215	new owners	11616013100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY AND WIFE, JULIENNE K. HALEY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANN REBECCA TEASTER AND EARNEST C. TEASTER III,**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BHHS-18-4013

WIFE AND HUSBAND, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Part I, Wallace Subdivision, of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 120.2 feet ~~ont he~~ on the west side of Wallace Lane, formerly Vail Avenue, and extends back 209 feet ~~ont he~~ on the south line and 200.8 feet on the north line in the rear, on which it measures 120.1 feet.

Being the same property conveyed to Bob Haley and Julienne K. Haley, by deed dated September 12, 2016 from Mark M. Tolley, unmarried, of record in Instrument No. 20160913-0096190, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the plan of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville, of record in Book 3888, page 833, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4013 Wallace Lane, Nashville, TN 37215.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 18 day of April, 2018.

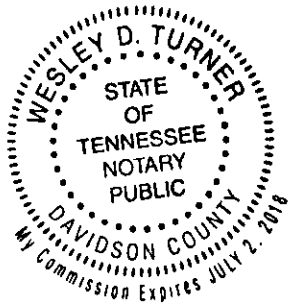
Bob Haley

Julienne K. Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of April, 2018



Notary Public

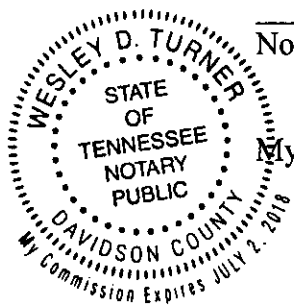
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIENNE K. HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of April, 2018

Notary Public



My Commission Expires: _____