Bill Garrett Davidson County
Batch# 87206 DEEDWARR
05/01/2018 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20180501-0041259

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/10/18

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd D Hall and Tonya Campbell Hall	Lloyd D Hall & Tonya Campbell Hall at Property address	02504011400
(NAME)	(NAME)	
308 McCoin Dr	(ADDRESS)	
(ADDRESS)		
Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peter Webber and Jessica Webber, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lloyd D Hall and Tonya Campbell Hall**, husband and wife, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Final Plat of Franklin Heights, Phase 1, Section 2, as of record in Plat Book 6900, Page 856, 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 Peter and Jessica Webber by virtue of that certain Quit Claim Deed dated December 7, 2017, and being of record at Instrument No. 20171220-0129779 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 308 McCoin Dr. Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (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 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 the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of April, 2018.

Peter Webber

Jessica Webber, by Peter Webber, Attorney in Fact
Jessica Webber, by Peter Webber, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Peter Webber** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2018.

Notary Public

My Commission Expires:

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2019 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Lisa White,
Personally appeared before me, ~~Veronica White~~, a Notary Public, in and for said State and County, Peter Webber, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Jessica Webber** and acknowledged that he executed the same as the free act and deed of the said **Jessica Webber.**

WITNESS my hand and official seal at office this 27th day of April, 2018.

Notary Public

My Commission Expires:

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2019 WILLIAMSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019