Bill Garrett Davidson County
Batch# 90117 DEEDWARR
05/08/2018 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $640.10
20180508-0044015

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

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
Daniel G Smith	New Owner	
(NAME)	(NAME)	03409014500
411 Melissa Ct.		
(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, **Lloyd Hall,** a married man, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Daniel G Smith**, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 9 on the Plan of Gateway, Section 2, of record in Plat Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Lloyd Hall by virtue of that certain Deed dated September 25, 1998, and being of record at Book 11129, Page 572 in the Register's Office of Davidson County, Tennessee.

Tonya Campbell-Hall joins in this conveyance to transfer any marital interest/rights she may have in the property.

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.

unimproved
This is improved x property, known as 411 Melissa Ct. 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 7th day of May, 2018.

Lloyd Hall

Tonya Campbell-Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 7th day of May, 2018.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

