THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 102918 **DEEDWARR**
06/11/2018 10:24:09 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20180611-0055642

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Smith Hall & Nancy Jean Hall, Trustees of the Allen & Nancy Hall Living Trust dated September 8, 2000	New Owner	MAP
421 Village Hall Place		PARCEL 131020M01300CO
Nashville, TN 37215		
(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, I, **Chieko Miyazaki, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Smith Hall and Nancy Jean Hall, Trustees of the Allen and Nancy Hall Living Trust dated September 8, 2000**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2148, as shown on the plan of Village Hall Condominiums (also known as 421 Village Hall Place, formerly known as 413 Village Hall Place), a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed and By-Laws appended thereto, of record in Instrument Number 20050510-0052650, as amended in Instrument Number 20060601-0064170 and Instrument Number 20091016-0096028, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mona Belle McNutt, an unmarried woman, and Chieko Miyazaki, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Haury & Smith Contractors, Inc., a Tennessee corporation of record in Instrument No. 20090916-0086458 Register's Office for Davidson County, Tennessee, dated September 15, 2009 and recorded on September 16, 2009. The said Mona Belle McNutt having since died on June 17, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **421 Village Hall Place, 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 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 _____ hand( ) this the 7th day of June, 2018.

Chieko Miyazaki by Takako Grimes Attorney-in-Fact

Chieko Miyazaki by Takako Grimes, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Takako Grimes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Chieko Miyazaki**, as her Attorney in Fact, as the free act and deed of the within named **Chieko Miyazaki**.

Witness my hand and official seal this the 7th day of June, 2018.

My Commission expires 2/28/22

Courtney Couch
Notary Public

COURTNEY COUCH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires Feb. 28, 2022