Bill Garrett Davidson County
Batch# 117613 DEEDWARR
07/17/2018 03:41:11 PM 2 pgs
Fees: $13.00 Taxes: $823.25

20180717-0069647

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $222,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2018.

Notary Public

My commission expires: 10-7-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carole-Ann Mobley	Carole-Ann Mobley	041-11-0-005.00
417 A 35th Avenue North	417 A 35th Avenue North	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Chris G. Hall, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carole Ann Mobley, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

LOTS 461 & 463, BELLSHIRE ESTATES, SECTION "B", as shown on plat of record in Plat Book 2331, Page 128, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Chris G. Hall, by Warranty Deed from Hanson E. Farmer, married, of record in Instrument No. 20041115-0136724, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BHHS-18-1312

SP 11/2015

This is improved property known as **1312 Cheshire Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of July, 2018.

Chris G. Hall

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chris G. Hall, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of July, 2018.

Notary Public
My Commission Expires: 4.2019

GREGORY D. VACHER
STATE OF TENNESSEE NOTARY PUBLIC

SolomonParks File No. 18-001227-526

SP 11/2015