WARRANTY DEED

Karen Johnson Davidson County
Batch# 196124 DEEDWARR
02/19/2019 09:05:02 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90

20190219-0014492

File No. LG0004866

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Woods	NEW OWNER	
(NAME)	(NAME)	
4501 Dakota Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(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, **John Hall, unmarried** and **Charles Manson Hall,*** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery R. Woods, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *unmarried

Lot 402, BLOCK 21, CHARLOTTE PARK COMPANY'S, FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, 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 David A. Hall, Sr. and wife, Barbara A. Hall, by Warranty Deed from Barney N. Warren and wife, Melbia L. Warren, of record in Book 4688, Page 455, in the Register's Office of Davidson County, Tennessee, dated February 26, 1973 and recorded on March 13, 1973. The said Barbara A. Hall died on July 23, 2005, vesting title to David A. Hall, Sr. as surviving tenant by the entirety. David A. Hall, Sr. died testate on April 20, 2017 and his Last Will & Testament has been admitted for Probate under Docket No. 17P-1481, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division). Pursuant to a certain *Amended Agreed Order for Settlement* in that cause, title vested into John Hall and Charles Manson Hall.

SEE ALSO: Quitclaim Deed from Michael Hall, Lucas Hall, Joey Hall, Brittney Hall and Jessica Hall, heirs at law of David A. Hall, Jr., who predeceased David A. Hall, Sr. on 1/14/2014, dated 2/10/2019 and appearing of record in Instrument No. 20190219-0014491, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4501 Dakota Ave., Nashville, TN 37209

(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 13th day of February, 2019.

John Hall

Charles Manson Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Hall and Charles Manson Hall, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of February, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23