Name and Address of New Owner:
Sarah Katelyn Hall and John Leroy Hall
505 Northcrest Drive
Nashville, TN 37211

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 217925 DEEDWARR
04/15/2019 12:15:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20190415-0034236

Map & Parcel No: 147-11-0-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Catherine A. Mutford, Trustee of Jacob T. Ducatman Trust dated June 7, 2013**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Katelyn Hall and John Leroy Hall, Wife and Husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 452 on the plan of Whispering Hills, Section II-C, of record in Plat Book 2663, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 425 fronts 76 feet on the southerly side of Northcrest Drive and extends back 311.8 feet on the easterly line and 369.9 feet on the westerly line to a rear line, which is a broken line measuring 168 feet thereon.

Being the same property conveyed to Catherine A. Mutford, Trustee of the Jacob T. Ducatman Trust by Warranty Deed from Coordination Plus, LLC, a Tennessee Limited Liability Compay, and James P. Delong, recorded on October 22, 2013, of record in Instrument No. 20131022-0110053, Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Northcrest Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of April, 2019.

Jacob T. Ducatman Trust dated June 7, 2013

By: _____(SEAL)
Catherine A. Mutford, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2019, before me personally appeared the undersigned authority, in and for said County and State, appeared, Catherine A. Mutford with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of the Jacob T. Ducatman Trust dated June 7, 2013 the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Catherine A. Mutford, Trustee of the Jacob T. Ducatman Trust dated June 7, 2013.

Witness my hand, at office, this 12th day of April, 2019.

DELLANA LOUTHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOUTHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
(Affiant)

Sworn to and subscribed before me this
12th day of April, 2019.

_____
Notary Public
My commission expires: 3-8-2021
File No. 2019-227

True Copy Certification

I, Dellana Louthan, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Louthan, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 12.03.19