Karen Johnson Davidson County
Batch# 224834 DEEDWARR
05/02/2019 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20190502-0040889

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $615,000.00.

Cheryl Camille Hall
Affiant

Subscribed and sworn before me this the 30 day of April, 2019.

Notary Public
My commission expires: 4/12/23

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Jeff Hall<br>2833 Brentwood Knoll Court<br>Nashville, TN 37211 | Gardner Financial Services LTD<br>dba Legacy Mutual Mortgage<br>3503 Paesanos Pkwy.<br>San Antonio, TX 78231 | 172-15-0C 010.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID WAYNE WEST, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHERYL CAMILLE HALL AND JEFFREY JAY HALL, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Phase One, Brentwood Knoll, as of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Wayne West by deed from Andre Jaeckle, married, dated 06/30/2014, of record in Instrument No. 20140708-0060048, said Register's Office.

This is investment property for the grantor David Wayne West and was never his residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2833 Brentwood Knoll Court, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30 day of April, 2019.

David Wayne West

David Wayne West

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Wayne West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of April, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY