Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 253576 DEEDWARR
07/08/2019 08:16:39 AM 2 pgs
Fees: $13.00 Taxes: $984.20

20190708-0066010

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Affiant

Subscribed and sworn to before me, this 5 day of July 2019.

Notary Public
My commission expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Birkedahl	Origin Bank	042-03-0-016.00
904 Woods Lake Dr	1800 N. Hudson, Ste 2A	
Madison, TN 37115	Monroe, Louisana, 71201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Hall and Penny A Hall,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sarah Birkedahl,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and described as follows:

Being Lot No. Thirty-Two (32) on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 160 feet on the southerly side of Woods Lake Drive and extends back 245.5 feet on the westerly line and 255 feet on the easterly line to a dead line measuring 160.6 feet thereon.

Being the same property conveyed to William Hall and Penny A. Hall, husband and wife, by Warranty Deed form Rhonda Lynn Vaughn and Randy L. Roberts, dated March 25, 2011 of record as Instrument No. 20110412-0028182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 904 Woods Lake Dr, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 5th day of July, 2019.

William Hall

Penny A Hall

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 **William Hall and Penny A Hall,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of July, 2019.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2019066303