Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 274160 DEEDWARR
08/20/2019 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $490.25
20190820-0083534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,500.00.

Affiant

Subscribed and sworn to before me this 24th day of July, 2019.

Notary Public
My Commission Expires: June 13, 2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2019-132

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael West and Michelle West	New Owner	
191 Honeysuckle Drive		018-07-0-006.00-CO
Hendersonville, TN 37075		

WARRANTY DEED

For and in 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, we

Ryan Hall and Amber Hall, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael West and Michelle A. West, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section 1, Connell Estates, of record in Book 2900, Page 15, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more Complete and accurate description.

Said Lot No. 12 Fronts 199 feet on the Northeasterly side of Isaac Drive and runs back 192.15 feet on the Northwesterly line and 201.05 feet on the Southeasterly line, to a dead line in the rear on which it measures 187 feet.

Being the same property conveyed to Ryan Hall and Amber Hall, husband and wife by Warranty deed from Chanda Melton Willis of record in Instrument No. 20080609-0059080 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on June 09, 2008.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **305 Isaac Drive, Goodlettsville, TN 37072.**

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 our hands this 24th day of July, 2019.

Ryan Hall

Amber 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 Ryan Hall and Amber Hall, 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.

Witness my hand and official seal at Hendersonville, Tennessee, this 24th day of July, 2019.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

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

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY