WARRANTY DEED

Karen Johnson Davidson County
Batch# 282365 DEEDWARR
09/09/2019 08:20:52 AM 4 pgs
Fees: $23.00 Taxes: $3,274.50

20190909-0090469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF Sept, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haylee Hall and Dwight Currey Hall	**SAME**	
(NAME) 4004 Wallace Lane	(NAME)	116-16-0-141.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **THOMAS E. HAROLDSON AND KIRSTEN J. HILDEBRAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLEE HALL AND DWIGHT CURREY HALL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Donna Heights of record in Plat Book 2083, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas E. Haroldson and Kirsten J. Hildebrand, husband and wife, by Warranty Deed from Matthew G. Noggle and wife, Christina S. Noggle, of record in Instrument No. 20160622-0063474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

See Power of Attorney attached as Exhibit "A".

unimproved
This is improved x property, known as 4004 Wallace Lane, Nashville, TN 37215
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 5th day of September, 2019

Thomas E. Haroldson
By: Kirsten J. Hildebrand, Attorney in fact

THOMAS E. HAROLDSON

BY: KIRSTEN J. HILDEBRAND, ATTORNEY IN FACT

KIRSTEN J. HILDEBRAND

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 Kirsten J. Hildebrand, the bargainor, 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 this 5th day of September, 2019.

Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of September, 2019, before me personally appeared Kirsten J. Hildebrand, to me known to be the person who executed the foregoing instrument on behalf of Thomas E. Haroldson and acknowledged that she executed the same as the free act and deed of Thomas E. Haroldson.

Witness my hand and official seal this 5th day of September, 2019.

Notary Public

My Commission Expires:

EXHIBIT "A"

This Instrument Prepared By:
Hardeman & Montgomery, Attorneys at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Thomas E. Haroldson,** do hereby make, constitute and appoint my wife, **Kirsten J. Hildebrand** my true and lawful attorney in fact for me, and in my name and stead to do and perform all matters and things necessary for the purpose of carrying on my personal business affairs as follows:

1) To sell and convey in my name by deed in fee simple, with general warranty in such manner at such price and on such terms of payment as my said Attorney in Fact may deem proper, my interest in certain real property situated in Davidson County, Tennessee, of which I am seized and possessed, said real property being known as **4004 Wallace Lane, Nashville, Tennessee 37215.**

2) To execute, acknowledge, and deliver good and sufficient deeds and conveyances for the same either with or without covenants of warranty, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done in and about the premises as fully, completely and amply to all intents and purposes whatsoever as I might or could do if acting personally.

3) This Power of Attorney shall also ratify any and all acts that my said attorney in fact may have undertaken on or for my behalf including, but without limiting by designation, executing contracts or contracts for sale of realty, documents required by the lending institution, documents required to transfer title, any and all other documents or writing which may or might expedite the transfer of my interest in the property.

This Power of Attorney is executed pursuant to the Uniform Durable Power of Attorney Act. (T.C.A. 34-6-101, et seq.) This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal.

And I hereby ratify and confirm all lawful acts done by my said Attorney in Fact by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of August, 2019.

Thomas E. Haroldson

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 **Thomas E. Haroldson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2019.

Carrie Jo Freeman

Notary Public

My commission Expires:

3-8-2021

(seal)

CARRIE JO FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021