THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 312647 DEEDWARR
11/07/2019 08:50:51 AM 2 pgs
Fees: $13.00 Taxes: $6,234.50

20191107-0114935

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Nisbet	Owner	MAP
4423 Wayland Drive		PARCEL 130-11-0-120.00
Nashville, TN 37215		
(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, **Richard Hallworth and wife, Charlotte M. Hallworth**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John J. Nisbet and wife, Allison Hast Nisbet**

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 all of Lot No. 3, except a small triangle of out of the southeast corner thereof on the plan of Hycrest Acres as of record in Book 2133, page 5, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Wayland Drive, 12 feet North of the common corner of Lots Number 3 and 4; thence North 87 deg. 33 min. West 217.5 feet to a concrete monument in the line between Lots Number 3 and 4; thence with the line between said Lots South 88 deg. 55 min. west 421 feet to a point; thence northerly 60 feet to the common westerly corner of Lots Number 2 and 3; thence with the line between said lots North 87 deg. 03 min. East 404.9 feet and North 63 deg. 02 min. East 215.3 feet to the westerly margin of Wayland Drive; thence with the margin of Wayland Drive southeasterly 26 feet to a concrete monument and continuing with the same, southerly along a slight curve 85.17 feet to another concrete monument, and continuing with the same southerly 71 feet to another concrete monument, and continuing with the same southerly 23.1 feet to the beginning.

Being the same property conveyed to Brock Smith and Wayne Smith by deed from David Matthew Cowan and wife Mary L. Cowan of record in Instrument 20060807-0096405, Register's Office for Davidson County, Tennessee, dated July 27, 2006.

Being the same property conveyed to Bank of Tennessee by deed in lieu of foreclosure, from Brock Smith and Wayne Smith of record in Instrument 20100618-0047575, Register's Office for Davidson County, Tennessee, dated May 26, 2010.

Being the same property conveyed to Richard Hallworth and wife, Charlotte M. Hallworth by Warranty deed from Bank of Tennessee of record in Instrument No. 20111103-0085989 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 3, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4423 Wayland Drive, Nashville, TN 37215.**

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 hand(s) this the 6th day of November, 2019.

Richard Hallworth by Connie Allen attorney in fact

Richard Hallworth by Connie Allen, Attorney-in-Fact

Charlotte M. Hallworth by Connie Allen Attorney in fact

Charlotte M. Hallworth by Connie Allen, Attorney-in-Fact

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 **Connie Allen** 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 on behalf of **Richard Hallworth**, as his Attorney in Fact, as the free act and deed of the within named **Richard Hallworth**.

Witness my hand and official seal this the 6th day of November, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Connie Allen** 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 on behalf of **Charlotte M. Hallworth**, as her Attorney in Fact, as the free act and deed of the within named **Charlotte M. Hallworth**.

Witness my hand and official seal this the 6th day of November, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN