Karen Johnson Davidson County
Batch# 458253 DEEDWARR
08/17/2020 10:52:08 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20200817-0091867

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0607

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of August, 2020

Notary Public

Commission Expires: 3/21/2022

HELEN P DEAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Michael R. Hall and Virginia F. Hall 1996 Tinnin Road Goodlettsville, TN 37072	Highlands Residential Mortgage, Ltd. 12001 N Central Expwy, Ste. 750 Dallas, TX 75243	007-11-0-001.00

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, I/WE,

Patrick D. O'Briant and wife, Laura O'Briant

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael R. Hall and Virginia F. 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. 45 on the Plan of Section Three Grizzard Manor of record in Plat Book 4675, Page 40, 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 Patrick O'Briant and Kelley O'Briant, husband and wife by Warranty deed from Heatherstone Properties, LLC of record in Instrument No. 20060608-0068206 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on June 08, 2006.

Being the same property conveyed to Patrick D. O'Briant by Quitclaim deed from Kelley P. O'Briant, a single person, and Patrick D. O'Briant, a single person of record in Instrument No.

20121016-0094810 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on October 16, 2012.

Being the same property conveyed to Patrick D. O'Briant and wife, Laura O'Briant by Quitclaim deed from Patrick O'Briant, married of record in Instrument No. 20191016-0105998 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 16, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1996 Tinnin Road, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of August, 2020.

Patrick D. O'Briant
Patrick D. O'Briant

Laura O'Briant
Laura O'Briant

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick D. O'Briant and Laura O'Briant** 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 Hendersonville, Tennessee this 14th day of August, 2020.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020