ADDRESS NEW OWNER: Garland Development LLC

224 Kensington Place

Franklin, TN 37067

SEND TAX BILL TO: new owner

Karen Johnson Davidson County
Batch# 823425 DEEDWARR
03/16/2022 03:00:31 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220316-0030864

MAP-PARCEL NOS. 115-03-0-105.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nathan M. Hall and Andrea D. Hall, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Garland Development LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Crest Meade, Section I of record in Book 2331 Page 153, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Nathan M. Hall and Andrea D. Hall, husband and wife, by Warranty Deed from Claudia Lyday Padfield fka Claudia Lyday, a married person of record in Instrument No. 20120807-0070117, dated August 3, 2012 and recorded August 7, 2012, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1028 Davidson Rd., Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in the Subdivision Plan of Crest Meade, Section I of record in Record Book 2331 Page 153, said Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Record Book 2602, Page 129, expired November 31, 1975, said Register's Office.

PROPERTY CONVEYED "AS IS."

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR VRES 22 1028

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of March 2022.

Nathan M. Hall

Andrea D. Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nathan M. Hall and Andrea D. Hall, husband and wife ,** with whom I am personally acquainted, or who 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 office this 11th day of March 2022.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $950,000.00.

Affiant

Subscribed and sworn before me this 11th day of March 2022.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

File No. 2202-051