MAIL ENV.

SUBMITTED
JUN 23 2011 11:30
06151122

This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN. 37064

NEW OWNER:
James H. Hillin etux
Suzanne C. Hillin
5201 Granny White Pike
Nashville, TN 37220

SEND TAX BILLS TO:
Same

MAP & PARCEL:
145-11-0-032.00

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived purchase of title insurance by the preparing attorney.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ennis G. Warf etux Mary D. Warf**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James H. Hillin etux Suzanne C. Hillin**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Tanglewood Estates, as of record in Book 4175, page 81, Register's Office for said County, described as follows:

> BEGINNING at a point in the southerly margin of McGrace Lane at the corner of Lot No.'s 6 and 7; thence with the line between said lots, southerly 261.38 feet to a point; thence easterly 265.0 feet to the westerly margin of Granny White Pike; thence with said margin, northerly 213.32 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northwesterly 39.27 feet to the southerly margin of McGrace Lane; thence with said margin, westerly 232.14 feet to the point of beginning, and containing 1.50 acres, more or less.
>
> Being the same property conveyed to Grantors, in Book 4652, page 475, R.O.D.C., TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever;

AND WE DO COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) Restrictive Covenants of Record in Book 4358, page 453, R.O.D.C., TN.
2) Easements and setback lines and all other matters of Record in Plan of Record in Book 4175, page 81 R.O.D.C., TN and in Book 460, page 170 and Book 465, page 179, R.O.D.C., TN.
3) Property taxes for the current year will be paid entirely by the Grantees as

previously agreed by both parties. The Seller's liability for any back taxes, if any, shall survive the recordation of this instrument.

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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

5201 Granny White Pike, Nashville, TN.

WITNESS our hand this 14th day of July, 1999.

Ennis G. Warf
Ennis G. Warf

Mary D. Warf
Mary D. Warf

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Ennis G. Warf & Mary D. Warf** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 14th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 11-16-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $305,000.00.

X Jon A Adkins
AFFIANT

Sworn to and subscribed to me, the undersigned, this 14th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 11-16-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11585 PG. 272

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06/15/22

93 MAY 23 AM 11:30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494465