Record & REturn to: FILE BOX 36
FILE # 16626SP Ortale, Kelley, Herbert & Crawford

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/30/2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/11/00 18:54 2pgs
Fees:11.00 Taxes:662.30

20000911-0090015

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy D. Baines	Pioneer Mortgage, Inc.	**105-10-307**
(NAME) **2105 Grantland Avenue**	225 Noah Drive, Suite 360	**22W03010**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Franklin, TN 37064	
(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, **GREGG E. HILEMAN AND WIFE, LAURA HUFF HILEMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY D. BAINES AND WIFE, CYNTHIA DEBULA BAINES**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 of Block No. 7 in the subdivision of Blocks 1 to 8 inclusive, in Yarbrough's Subdivision of Woodland, as of record in Book 57, page 155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregg E. Hileman by deed from Jack F. Stringham, II and wife, Anne R. Stringham of record in Book 8480, Page 805 Register's Office for Davidson County, Tennessee. The said Gregg E. Hileman having since married Laura Huff Hileman.

Laura H. Hileman, wife of the said Gregg E. Hileman, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

Cynthia DeBula Baines and Cynthia M. Baines being one and the same person.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **2105 Grantland Avenue, Nashville, TN 37221**
(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.

Witness my/our hand(s) this 5th day of September, 2000.

Gregg E. Hileman

Laura H. Hileman

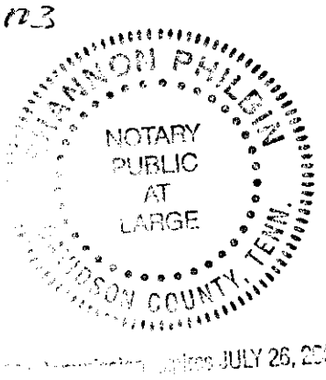
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregg E. Hileman and Laura H. Hileman, the bargainors, 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 Nashville, Tennessee this 5th day of September, 2000.

Commission expires: 7/26/2003



Notary Public