jtc file no. 14092-3 Dav. Co. File Box ~~T-A~~ 24B

This instrument is being re-recorded to correct Grantee name.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/26/02

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/04/02 16:25 2pgs
Fees:12.00 Taxes:0.00
20021104-0135327

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. Nelson	AmSouth Bank	118-1-23
(NAME) 1314 Sweetbriar Avenue	(NAME) Attn: Loan Serviceing RCN-6 P. O. Box 847	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Birmingham, AL 35201	
(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,

JOHN R. HILLEY AND WIFE, JANET C. TUCK-HILLEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW W. NELSON AND SONJA E. ~~JONES~~ James

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 the westerly one-half of Lot No. 98 on the Belmont Land Company's Plan called "Belmont Heights", as of record in Book 421, page 34, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot 98 fronts 50' along the northerly said of Sweetbriar Avenue and extends back 188' along the easterly and westerly side lines to a rear line measuring 50' thereon.

Being the same property conveyed to John R. Hilley and wife, Janet C. Tuck-Hilley by deed from Geoffrey Butcher, unmarried of record in Book 9470, Page 308, Register's Office for Davidson County, TN.

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.

unimproved ☐

This is improved ☒ property, known as 1314 Sweetbriar Avenue, Nashville, TN

(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 26th day of April, 2001.

John R. Hilley

Janet C. Tuck-Hilley

Davidson County DEEDWARR
Recvd: 04/30/01 10:06 2pgs
Fees:11.00 Taxes:779.78
[redacted]
20010430-0043017

RE-RECORD

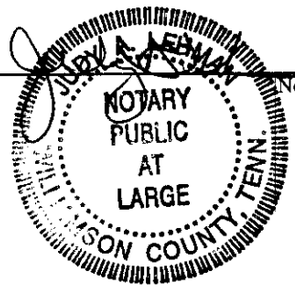
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Hilley and wife, Janet C. Tuck-Hilley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of April, 2001

Commission expires: 3-30-03



Notary Public