WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/19/04 13:40 2pgs
Fees:13.00 Taxes:551.30
20040419-0044136

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas Hillis	William Thomas Hillis	135-14-0-A-231.00 (Co)
(NAME)	(NAME)	
1520 Mt. Mitchell Court	1520 Mt. Mitchell Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN	Antioch, TN 37013	
(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, David L. Mayo and Christi P. Mayo, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto William Thomas Hillis, Tenant in Severalty, 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. :

Being Lot No. 231 on the plan of Pinnacle Point, Phase V, as of record in Plat Book 8250, page 842 and amended in Book 11114, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Mayo and Christi P. Mayo, husband and wife by deed from Fox Ridge Homes, Inc dated May 18, 1999 and filed for record in Book 11483, page 988 and re-recorded in Book 11534, page 95, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 8250, page 842 and amended in Book 11114, page 958, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 6405, page 169; Book 7032, page 730; Book 7065, page 959; Book 7067, page 739; Book 10097, page 390; Book 6250, page 92; Instrument No. 20010584-0046048; Instrument No. 20010504-0046047 and Book 7032, page 733, said Register's Office.

c) Charter for Pinnacle Point HOA as of record in Book 7058, page 234, said Register's Office.

d) Sewer Dedication Easement as of record in Book 7097, page 158, said Register's Office.

e) Storm Water Detention Agreement as of record in Book 10752, page 463, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1520 Mt. Mitchell Court, Antioch, TN 37013

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this day of March 30, 2009.

David L. Mayo

Christi P. Mayo

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, David L. Mayo and Christi P. Mayo, husband and wife, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 30th day of March, 2009.

Commission expires: 02/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.