WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Joetta D. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2004.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/21/04 10:34 2pgs
Fees:13.00 Taxes:399.60
20041221-0151483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joetta D. Hill	Joetta D. Hill	Map 95
(NAME)	(NAME)	Group 08-0
410 Cajawa Dr.	Same	
(ADDRESS)	(ADDRESS)	Parcel 190
Mt. Juliet, TN. 37122		
(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, Mark Thomas Hill and Tana L. Hill Lewis , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joetta D. Hill, unmarried , 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. "B" on the Plan of Woodberry Park, Section II, as of record in Plat Book 2330, Page 46, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the south margin of Woodberry Drive, at the corner of Lots "B" and "C"; thence southwardly with the line between said lots, 200.7 feet to a point, the south 55 deg. 13 min. west 153 feet to a point in the northeast margin of Hibbitts Road; thence with the margin of the same, northwestwardly 182.1 feet to a point, the beginning of a curve; thence northwardly around said curve, 38.7 feet to a point in the south margin of Woodberry Drive; thence with the margin of the same, and the curve of the same, northeastwardly 199.7 feet to the beginning.

Continued on next page.

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

Restrictive Covenants of record in Book 2297, Page 194, Register's Office of said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2553 Woodberry Drive, Nashville, TN 37214
(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 17th day of December, 2004.

Mark Thomas Hill, Co-Conservator for Modean E. Hill — Mark Thomas Hill

Tana L. Hill Lewis, Co-Conservator For Modean E. Hill — Tana L. Hill Lewis

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark Thomas Hill the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/17/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tana L. Hill Lewis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/17/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

On this the 17th day of December, 2004, before me personally appeared Mark Thomas Hill and Tana L. Hill Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Modean E. Hill, and who acknowledged that they executed the same as the free act and deed of the said Modean E. Hill by virtue of that Co-Conservator, duly executed by the said Modean M. Hill and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT. Juliet Tennessee, this 17th day of December, 2004.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number2410066

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

Being the same property conveyed to Cleburne W. Hill and Wife, Modean E. Hill by deed from Mayfair Homes, Inc. of record in Deed Book 2535, Page 155, Registers Office for Davidson County, Tennessee, the said Cleburne W. Hill having since died and further conveyed to Mark Thomas Hill and Tana L. Hill the remainder interest fee simple title absolute as tenants in common by Quitclaim Deed recorded September 26, 1996 from Modean E. Hill (who reserves a life estate in said property) of record in Book 10201, Page 819, Register's Office for Davidson County, Tennessee. Modean E. Hill joins in this instrument to convey her Life Estate interest in the property. The Conservators giving authorization to sell real property and Life Estate pursuant to in Order to Approve the Sale of Real Property, Seventh Circuit Court of Davidson County, No. 03P-1059.