WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/24/05 12:15 2 pgs
Fees:13.00 Taxes:580.90

20050524-0058559

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha N. Salonga	America's Wholesale Lender	172-04-A-109
(NAME)	(NAME)	
1464 Timber Ridge Circle	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Calabasas, CA 91302	
(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 W. Hill and wife, Susan L. Hill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marsha N. Salonga and husband, Antonio A. Salonga**, 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. 102 on the plan of Highlands of Brentwood (formerly Brentwood Highlands), Phase 3 of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Hill and Susan L. Hill, husband and wife by Warranty deed from NVR Inc., T/A Ryan Homes, A Virginia Corporation, of record in Instrument Number 20021105-0135824, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument Number 20010920-0101749; Declaration of Covenants, Restrictions and Conditions of record in Book 1118, page 612, Book 11356, page 815, Book 11629, page 906, Instrument Number 20020722-0087704, and Instrument Number 20021121-0144877; By-Laws in Exhibit B of record in Book 11356, page 815; Charter of Highlands of Brentwood Homeowner's Association, Inc. of record in Book 11593, page 872; Quitclaim deed to HOA for Common Area of record in Instrument Number 20040827-0103643 Easement for Bellsouth of record in Book 11608, page 467; Sanitary Sewer Easements of record in Book 7461, page 773; Access Easement of record in Book 11189, page 612; all of record for Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1464 Timber Ridge Circle, Nashville, TN 37211

(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 our hands this 10th day of May, 2005.

John W. Hill

Susan L. Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John W. Hill and wife, Susan L. Hill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of May, 2005.

Bryan D Spicer
Notary Public

My Commission Expires:
10/25/08

