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|---|---|
| DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $119,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of December, 2005.<br><br>Notary Public My Commission Exp. Jan. 26, 2008<br><br>My commission expires:_____ |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 12/16/05 08:10 2 pgs
Fees:13.00 Taxes:440.30
**20051216-0150930**

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Shannon Hill** | Fifth Third Mortgage Company | **Map 147-7, Parcel 134** |
| **322 Flora Maxwell Road** | 5050 Kingsley Drive | |
| **Nashville, TN 37211** | Cincinnati, OH 45263 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Jeffery Ackerman, a single man**

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

**Shannon Hill, an unmarried man**

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 the 26th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 23 on the Plan of Chester Maxwell subdivision, not of record, and more particularly described as follows:

Beginning in the South Right of Way of Flora Maxwell Road (as widened) at the line of Lots 23 and 24 on said plan, approximately 425 feet Southwest from the intersection of said Flora Maxwell Road and the center of Taylor Road; Thence leaving said Right of Way and along the line of Lots 23 and 24, S 5 degrees, 17' 19" W, 133.60 feet to the North line of William Buford, recorded in Book 11174, page 109, Register's Office for said County; Thence along said Buford's line N 83 degrees 42' 52" W, 51.04 feet; Thence leaving Buford's line N 5 degrees 17' 19" W, 124.49 feet to the South Right of Way of Flora Maxwell Road; Thence along said Road N 86 degrees 00' 22" E, 50.01 feet to the point of beginning.

Being the same property conveyed to Jeffery Ackerman, an unmarried man, by Warranty Deed, from Henry Chester Maxwell, Jr., and Benjamin Grover Maxwell and Peggy Maxwell-Coleman and Herschel Bruce Maxwell and Thomas Elmore Maxwell, of record in Instrument No. 20050202-0011935, Dated January 28, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Road Right of Way of record in Book 3406, page 157, Book 3406, page 159 and Book 3406, page 257, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 322 Flora Maxwell Road, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 2nd day of December, 2005.

Jeffery Ackerman

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Jeffery Ackerman, the within named sellers, 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, at office, this 2nd day of December, 2005.




Notary Public

My Commission Expires:

**MY COMMISSION EXPIRES:**
**JULY 18, 2009**

File #: 05668-JM

**RECORD & RETURN TO:**

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