WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ 4-8-07 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — LAUREL DUKE — WILSON COUNTY, TENN. — APRIL 8 2007

Davidson County DEEDWARR
Recvd: 06/28/06 12:23 2 pgs
Fees:13.00 Taxes:791.80
20060628-0077346

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Elswick	New Owner	86-4A-45
(NAME)	(NAME)	
100 Oak Hollow		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(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, Willa W. Hill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Elswick and wife, Kristy O. Elswick, 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 Number 4 on the Plan of OAKCREST, Phase 1-B, of record in Plat Book 6900, at Page 385, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Willa W. Hill, by Warranty Deed dated January 31, 1988, from Zaring National Corporation, an Ohio corporation of record in Book 7763, Page 746, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Willa W. Hill by Terry DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060628-0077345, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 100 Oak Hollow, Hermitage, TN 37076

(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 hand this 23rd day of June, 2006.

Willa W. Hill by

Willa W. Hill
By: Terry DeSelms as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of June, 2006 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Willa W. Hill, and acknowledged that he executed the same as the free act and deed of the said Willa W. Hill, through Power of Attorney granted Terry DeSelms by the said Willa W. Hill.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2006.

Commission expires: November 14, 2009

Notary Public

