WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Lionel R. Lillicrap and** **Sharon H. Lillicrap** **209 Lucas Lane** **Brentwood, Tennessee 37027**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **103-10;49.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, we

HATTIE MOORE HAMILTON, unmarried

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LIONEL R. LILLICRAP AND SHARON H. LILLICRAP, husband and wife

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. 64 on the Plan of Brookside Courts, Addition No. 4, Section No. 4, as of record in Book 2083, Page 59.

SAID Lot No. 64 fronts 95 feet on the southerly side of Canebrake Drive and runs back 168.2 feet on the westerly line and 137.7 feet on the easterly line to a dead line in the rear measuring 99.9 feet thereon.

This conveyance is subject to the restrictive covenants as of record in Book 2015, Page 56.

Being the same property conveyed to Hattie Moore Hamilton, unmarried, by Quitclaim Deed from Sharon H. Lillicrap and Patricia Logan, of record in Book 7769, Page 377, Register's Office for Davidson County, Tennessee.

This is **improved** X property known as **705 Canebrake Drive, Nashville, Tennessee 37209**

unimproved ☐

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 it does covenant with the said GRANTEES, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 3rd day of May, 2007.

Hattie Moore Hamilton

HATTIE MOORE HAMILTON

Davidson County DEEDWARR
Recvd: 05/07/07 15:28 2 pgs
Fees:13.00 Taxes:619.75

20070507-0054872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **HATTIE MOORE HAMILTON**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of May, 2007.

NOTARY PUBLIC

RICK PULIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $167,500.00.

Lionel R. Lillicrap
AFFIANT

Sworn to and subscribed to before me this 3rd day of May, 2007.

NOTARY PUBLIC

RICK PULIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08