WARRANTY DEED

Returned:
Legacy Title & Escrow, LLC
1800 S Rutherford Blvd.
Suite 104
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 06/04/07 09:55 2 pgs
Fees:13.00 Taxes:610.13

20070604-0065807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Carissa Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 18TH DAY~~ OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: . 3/17/2011
(AFFIX SEAL)

VANDERBILT UNIVERSITY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carissa Boone	Volunteer Trust Mtg.	075-12-0-A 104.00 CO
(NAME)	(NAME)	
420 Scotts Creek Trail	301 S. Perimeter Park Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37211	
(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, Jon T. Hill and wife, Rebekah A. Hill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carissa Boone, 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. 5 on the Plan of Section Three, Phase 1, Greer Meadows at Cedar Creek of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jon T. Hill and wife, Rebekah A. Hill by Warranty Deed dated 7/15/2003 from Capitol Homes, Inc. of record in Instrument Number 20030716-0099664, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 420 Scotts Creek Trail, 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 our hands this 18th day of May, 2007.

Jon T. Hill

Rebekah A. Hill by Zach McWhirter, AIF
Rebekah A. Hill by Zach McWhirter, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon T. Hill the bargainor (s), 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 and official seal at Nashville, Tennessee this 18th day of May, 2007.

Commission expires: 01/24/09

Dana Delworth Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Zach McWhirter, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Rebekah A. Hill, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Rebekah A. Hill. Witness my hand and Notarial Seal this 18th day of May, 2007.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216