File No. 280100927

WARRANTY DEED



BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/19/08 12:39 2 pgs
Fees:13.00 Taxes:599.03

20080219-0015871

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary T. Ellis	Bank of America	Map 073-01-0-073.00
(NAME) 1926 Riverwood Drive	(NAME) 9000 Southside Blvd.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel L. Hilderbrand and wife, Jean E. Hilderbrand, Trustee U/A/D Sep. 08, 1995, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary T. Ellis and Preston C. Ellis, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to a survey dated June 24, 1974, by John B. Kohl, III, Tennessee Registered Surveyor No. 100 as follows: Beginning at a point on the southeasterly margin of Riverwood Drive located northeastwardly 662.5 feet, as measured along said margin of Riverwood Drive from the easterly margin of Cooper Lane, said point also being the northeasterly corner of the property conveyed to David Timothy Newton by Deed from James H. Lasley, II, et ux, of record in Book 4863, Page 567, Register's Office for said County; thence, with Newton's northeasterly property line, southeastwardly 161 feet to a point on the northwesterly line of the property conveyed to John W. Baldwin, et ux, by deed from Rebecca McDuffee Crook of record in Book 3896, Page 635, said Register's Office; thence with Baldwin's northwesterly property line and the northwesterly line of the property conveyed to George T. Swint et ux, by deed from Alfred Clyde Medley of record in Book 4267, Page 811, said Register's Office, northeastwardly 107.5 feet to a point at the southwesterly corner of the property conveyed to H. D. Cox et ux, by deed from Alex Garner Wilson et ux, of record in Book 3576, Page 637, said Register's Office; thence, with Cox's southwesterly property line, northwestwardly 163 feet to a point on the southeasterly margin of Riverwood Drive; thence, with said margin of Riverwood Drive, southwestwardly 107.5 feet to the point of beginning.

Being the same property conveyed to Samuel L. Hilderbrand and wife, Jean E. Hilderbrand, Trustee U/A/D Sep. 08, 1995 by Deed dated 09/08/1995 from Samuel L. Hilderbrand and wife, Jean E. Hilderbrand of record in Deed Book 9795, page 691, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1926 Riverwood Drive, Nashville, TN 37216
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 15th day of February, 2008.

Samuel L. Hilderbrand, Trustee

Jean E. Hilderbrand, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel L. Hilderbrand and Jean E. Hilderbrand with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of Samuel L. Hilderbrand and wife, Jean E. Hilderbrand, Trustees of the Revocable Living Trust, U/A/D Sep. 08, 1995 the within named bargainer, a trust, and that, Samuel L. Hilderbrand and Jean E. Hilderbrand, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 15th day of February, 2008.

Commission expires: 4/10/08

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

File Number: 280100927

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122