(1)

File No. 280600829

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/08 14:07 2 pgs
Fees:13.00 Taxes:636.40
20080624-0065044

DAVE ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/28/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Trentacoste	MORTGAGE INVESTORS GROUP	073-11-0-071.00
(NAME)	(NAME)	
2323 Dundee Lane	8320 E. WALKER SPRINGS LN.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	KNOXVILLE TN 37923	
(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, William T. Hill, Jr. and wife, Kathleen C. Hill**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John Trentacoste, an unmarried man**, hereinafter called the grantee(s), **HIS** 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 being Lot No. 121on the Plan of Section One, sunset View, of record in Book 2331, page 100 and 101, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 121, which is a corner lot, fronts 125 feet on the southerly margin of Dundee Lane and fronts 157.6 feet on the westerly margin of Donna Hill Drive, said frontages being joined by a curve having a length of 32.43 feet, and extends back 136.5 feet on the westerly line and 121.7 feet on the southerly line to a point of intersection.

Being the same property conveyed to William T. Hill, Jr. and wife, Kathleen C. Hill by Warranty Deed from Joseph O. Earnest and wife, Melinda W. Earnest, of record in Book 6344, Page 916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, Page 100 and 101, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2492, Page 307, approved in Book 2492, Page 631, Register's Office for Davidson County, Tennessee.

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 **2323 Dundee Lane, Nashville, TN 37214**
(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), HIS 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), HIS 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 23rd day of June, 2008.

William T. Hill Jr.

Kathleen C. Hill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William T. Hill, Jr. and Kathleen C. Hill, 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 23rd day of June, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE

File Number: 280600829

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

11/6/08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds