File No. 280600157

WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Victor Mickelsen 6-27-08
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/30/08 12:57 2 pgs
Fees:13.00 Taxes:788.10

20080630-0067148

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth L. Hillis	Beth L. Hillis	172.120B047.00CO
(NAME) 6053 Bradford Hills Dr.	(NAME) 6053 Bradford Hills Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, Victor Mickelsen and Kirsten Mickelsen, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Beth L. Hillis, an unmarried person, hereinafter called the grantee(s), HER 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 302 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, Page 6, and Book 7900, Page 287 and 288, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Victor Mickelsen and Kirsten Mickelsen by Warranty Deed dated November 21, 2001 from Sean P. Scally and Deborah S. Scally of record in Instrument No. 20011129-0130696, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 6 and Book 7900, Page 287 and 288, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 8372, Page 901, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8071, Page 520, Register's Office for said County.

Conveyance of Open Space of record in Book 8154, Page 304, Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in Deed Book 8071, Page 531, 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 6053 Bradford Hills Dr., Nashville, TN 37211
(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), HER 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), HER 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 27th day of June, 2008.

Victor Mickelsen 6-27-08
Victor Mickelsen

Kirsten Mickelsen 6/27/08
Kirsten Mickelsen

STATE OF TENNESSEE

COUNTY OF WILLLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Victor Mickelsen and Kirsten Mickelsen, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/27/2008.

Witness my hand at office this 27th day of June, 2008.

Commission expires:

Notary Public

File Number: 280600157

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

