WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,500.00~~ $123,195.00

Brandi Delano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Kristi Howell
Notary Public

MY COMMISSION EXPIRES: 5/23/11 (AFFIX SEAL)

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenny Delano	Lenny Delano	09614001000
(NAME)	(NAME)	
2930 Lakeland Drive	2930 Lakeland Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Dwight E. Hill and Sally Foster Stewart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lenny Delano, 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. 312 on the Plan of Cloverhill, Section VII, of record in Book 2133, Page 92, Register's Office for said County, as follows:

Beginning at a point on the westerly margin of Braidwood Drive at the Common corner of Lots 311 and 312; thence westerly 133.5 feet to a corner of Lot 386; thence with the line between said lots, southwardly 125 feet to the northerly margin of Bealwood Drive; thence with the margin of said Drive easterly 110 feet to the beginning of a curve; thence along said curve; northeasterly 31.42 feet to a point on the westerly margin of Braidwood Drive; thence with the margin of the same, northwardly 91.47 feet to the beginning.

Being the same property conveyed to Dwight E. Hill and wife, Mary Ann Hill and Sally Foster Stewart, by deed of record in Book 7552, Page 282, Register's Office for Davidson County, Tennessee. The said Mary Ann Hill having since died.

This instrument is executed on behalf of Dwight E. Hill and Sally Foster Stewart by Beth Triplett as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091130010944 3, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2930 Lakeland Drive, 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 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.

BILL GARRETT, Davidson County
Trans:T20090080736 DEEDWARR
Recvd: 11/30/09 15:02 2 pgs
Fees:13.00 Taxes:455.82
20091130-0109444

Witness our hands this 20th day of November, 2009.

Dwight E Hill by Beth Triplett atty in fact
Dwight E. Hill
By: Beth Triplett, Attorney in Fact

Sally Foster Stewart by Beth Triplett atty in fact
Sally Foster Stewart
By: Beth Triplett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11/20/09 before me personally appeared Beth Triplett, the person who executed the foregoing instrument on behalf of Dwight E. Hill and Sally Foster Stewart, and acknowledged that she executed the same as the free act and deed of the said Dwight E. Hill and Sally Foster Stewart, through Power of Attorney granted her by the said Dwight E. Hill and Sally Foster Stewart.

Witness my hand and official seal at Franklin, Tennessee this 20th day of November, 2009.

Commission expires: 5/23/11

Kristi Howell
Notary Public

KRISTI HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY