File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11030184**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this28th day of March, 2011. Notary Public My Commission Expires: 9/8/2013

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE GREGORY POLZIN

WARRANTY DEED

Address New Owner: Lisa M. Hilko and Luke M. Hilco 1617 Mcewen Avenue Nashville TN 37206	Send Tax Bills To: Fidelity Bank Mortgage 3 Corporate Square 7th Floor Atlanta, GA 30329	Tax Information: Tax Parcel ID No. 083-06 343.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **R. Cain Gilfoil, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa M. Hilko and Luke M. Hilko and Paul A. Hilko and Mary E. Hilko, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 56.0 feet of the West 113.0 feet of the South 150.0 feet of Lot No. 2 on the Map of W.L. Horne's Spout Springs Addition of Record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, being known as Lot "B"on the unrecorded Subdivision of said Lot No. 2 and described according to a copy of a survey by Z.J. Wilkerson, surveyor, September 4, 1940, as follows: Said part of said Lot fronts 56.0 feet on the North side of McEwen Avenue and extends back between parallel lines, parallel to and 57.0 feet East of the Easterly Margin of Rudolf Street, 150.0 feet to the South line of Lot "D".

Being the same property conveyed by Warranty Deed from Philip A. Steen and Nicole V. Mitchell to R. Cain Gilfoil as recorded on the 4th day of April, 2008 in Instrument No. 20080404-0034112; Warranty Deed from Jeffrey T. Chafin, unmarried to Philip A. Steen and Nicole V. Mitchell, both unmarried, as Joint Tenants with Right of Survivorship as recorded on the 31st day of May, 2002 in Instrument No. 20020531-0066201; Warranty Deed from March Egerton, unmarried to Jeffrey T. Chafin, a single person as recorded on the 24th day of June, 1999 in Deed Book 11541, Page 623; Warranty Deed from Brenda A. Smith, unmarried to March Egerton as recorded on the 14th day of April, 1999 in Deed Book 11431, Page 784; Quitclaim Deed from Michael A. Carpenter and Brenda S. Carpenter to Brenda Smith as recorded on the 14th day of April, 1999 in Deed Book 11431, Page 781; Quitclaim Deed from Violet S. Carpenter to Michael A. Carpenter and wife, Brenda S. Carpenter as recorded on the 2nd day of November, 1994 in Deed Book 9508, Page 929; Quitclaim Deed from Cherry C. Carpenter to Herbert L. Buchanan, Jr. as recorded on the 12th day of April, 1989 in Deed Book 7815, Page 834 and Warranty Deed from Donald A. Gray and wife, Juanita R. Gray to Thomas D. Steele as recorded on the 25th day of September, 1989 in Deed Book 4367, Page 969, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. L. HORNS SPOUT SPRING ADDITION, as recorded in Plat Book 57, Page(s) 106.

BILL GARRETT, Davidson County
Trans:T20110019029 DEEDWARR
Recvd: 04/01/11 09:36 2 pgs
Fees:13.00 Taxes:739.63
20110401-0025016

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1617 Mcewen Avenue Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2011.

Robert Cain Gilfoil
R. Cain Gilfoil

STATE OF Louisiana)
~~COUNTY~~ Parish OF Caddo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R. Cain Gilfoil, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2011.

Beverly B Lafitte
Notary Public

My Commission ~~Expires:~~ is for life

BEVERLY B. LAFITTE, # 35030
NOTARY PUBLIC
CADDO PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

STATE OF LOUISIANA NOTARY PUBLIC CADDO PARISH