BILL GARRETT, Davidson County
Trans:T20110073523 DEEDWARR
Recvd: 11/21/11 10:53 3 pgs
Fees:18.00 Taxes:59.20
20111121-0090912

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Glenn C Williamson
Affiant

Subscribed and sworn to before me, this 17TH DAY OF NOVEMBER, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Reed Zumwalt	SAME (NAME)	04208000500 & 04208000400
638 Skyview Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carl Hill, Lawrence R. Hill, Archie Hill, James H. Hill, George R. Hill, Margaret Hill, Jewel Blakenship and Ivory Kelton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel Reed Zumwalt, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, BEING PARTS OF LOTS NOS. 12 AND 13 ON THE MAP OF MADISON ANNEX SUBDIVISION OF RECORD IN BOOK 843, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, BEING DESIGNATED AS LOTS NOS. 4 AND 8 ON AN UNRECORDED MAP OF RESUBDIVISION OF PARTS OF LOTS FOR W.E. NIX AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JAMES A. HAMILTON, JR., SURVEYOR, APRIL 10, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF AMQUI STREET AT AN IRON PIN 335 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OF THE L & N RAILROAD, BEING THE COMMON CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID LOTS AND THE LINE BETWEEN LOTS NO. 3 AND 4, SOUTHERLY 473.75 FEET TO AN IRON PIN IN THE NORTH MARGIN OF NESBITT LANE, SAID POINT BEING 260 FEET WEST OF THE WESTERLY MARGIN OF SAID RAILROAD RIGHT-OF-WAY; THENCE, WESTERLY, ALONG THE MARGIN OF SAID STREET, 70 FEET TO AN IRON PIN; THENCE NORTHERLY 474.4 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF AMQUI STREET; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 70 FEET TO THE BEGINNING.

TRACT II:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING PARTS OF LOTS NOS. 11 AND 12 ON THE MAP OF MADISON ANNE SUBDIVISION OF RECORD IN BOOK 843, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO KNOWN AS LOT NO. 7 ON AN UNRECORDED RESUBDIVISION OF LOTS 10, 11, 12 AND PART OF 13 OF SAID MADISON ANNEX S/D., AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY JAMES A. HAMILTON, JR., DATED 4/10/47 AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF AMQUI STREET AT THE CORNER OF LOTS 6 AND 7, SAID POINT BEING 260 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE L & N RAILWAY ROAD, AND BEING THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE

WARRANTY DEED
(Continued)

BETWEEN SAID LOTS, SOUTHERLY 240.02 FEET TO THE CORNER OF SAID LOTS AND OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN LOTS 3 AND 7, WESTERLY 75 FEET TO THE CORNER OF LOTS 4 AND 8; THENCE WITH THE LINE BETWEEN LOTS 7 AND 8, NORTHERLY 238.56 FEET TO THE SOUTH MARGIN OF AMQUI STREET, THENCE WITH THE MARGIN OF THE SAME, EASTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES T. HILL AND MARGIE K. CRAWFORD, JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, BY DEED FROM HERSHELL H. EDGIN AND WIFE, JANIE E. EDGIN, OF RECORD IN BOOK 5535, PAGE 536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARGIE K. CRAWFORD BOTH HAVING PREDECEASED THE SAID CHARLES T. HILL. CHARLES T. HILL HAVING DIED ON DECEMBER 24, 2009, INTESTATE, LEAVING HIS ONLY HEIRS-AT-LAW AS CARL HILL, LAWRENCE R. HILL, ARCHIE HILL, JAMES H. HILL, GEORGE R. HILL, MARGARET HILL, JEWEL BLAKENSHIP AND IVORY KELTON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 206 Nesbitt Lane, Madison, TN 37115
(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.

Witness my/our hand(s) this 17th day of November, 2011.

Carl Hill
Carl Hill
BY: David R Hill
David R. Hill, Attorney-in-Fact

Lawrence R Hill
Lawrence R. Hill
BY: David R Hill
David R. Hill, Attorney-in-Fact

Archie Hill
Archie Hill
BY: David R Hill
David R. Hill, Attorney-in-Fact

James H Hill
James H. Hill
BY: David R Hill
David R. Hill, Attorney-in-Fact

George R Hill
George R. Hill
BY: David R Hill
David R. Hill, Attorney-in-Fact

Margaret Hill
Margaret Hill
BY: David R Hill
David R. Hill, Attorney-in-Fact

Jewel Blankenship
Jewel Blankenship
BY: David R Hill
David R. Hill, Attorney-in-Fact

WARRANTY DEED
(Continued)

Ivory Kelton
BY: Ivory Kelton
David R. Hill, Attorney-in-Fact
David R Hill

State of Tennessee
County of Davidson

On this 17th day of November, 2011, before me, a notary public in and for the said County and State, David R. Hill, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carl Hill, Lawrence R. Hill, Archie Hill, James H. Hill, George R. Hill, Margaret Hill, Jewel Blakenship, and Ivory Kelton and who acknowledged that he executed the same as the free act and deed of the said Carl Hill, Lawrence R. Hill, Archie Hill, James H. Hill, George R. Hill, Margaret Hill, Jewel Blakenship, and Ivory Kelton.

Witness my hand and official seal on this 17th day of November, 2011.

Mary Birthright
Notary Public

My commission expires: 11/3/15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DAVID R. HILL EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF CARL HILL, LAWRENCE R. HILL, ARCHIE HILL, JAMES H. HILL, GEORGE R. HILL, MARGARET HILL, JEWEL BLANKENSHIP AND IVORY KELTON PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NOS. 20111121-0090903, 20111121-0090904, 20111121-0090905, 20111121-0090906, 20111121-0090907, 20111121-0090908 20111121-0090909, 20111121-0090910, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.