BILL GARRETT, Davidson County
Trans:T20110075037 DEEDWARR
Recvd: 11/29/11 13:13 2 pgs
Fees:13.00 Taxes:958.30
20111129-0092691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013
(AFFIX SEAL)

File No.: AV-11-3311

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Village Real Estate Services, LLC	NEW OWNER	104-6-97.00
(NAME) 2206 21st Ave. So.	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, I/WE, **MICHAEL T. HILL AND WIFE, JENNIFER A. HILL**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **VILLAGE REAL ESTATE SERVICES, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 83, BRANSFORD REALTY CO'S WEST END HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 332, Pages 124 and 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael T. Hill, unmarried by Warranty Deed from James D. Murphy, Jr. and Martha E. Murphy, dated April 8, 1997, of record in Deed Book 10413, Page 13, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Michael T. Hill and wife, Jennifer A. Hill by Quitclaim Deed from Michael T. Hill, dated October 18, 2011, of record in Instrument Number 20111018-0080972, in the Register's Office of Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3311 Acklen Avenue, Nashville, TN 37212
(House Number) (Street) (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 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), 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 23rd day of November, 2011.

Michael T. Hill

Jennifer A. Hill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael T. Hill and Jennifer A. Hill, the within named bargainor, 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 and official seal, this the 23rd day of November, 2011.

Notary Public
My Commission Expires: 01/07/2013

DAVIDSON COUNTY AMANDA VAUGHN State of Tennessee Notary Public

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171