WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE NOTARY PUBLIC JOHN GREGORY HARDEMAN DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120034760 DEEDWARR
Recvd: 05/10/12 16:08 2 pgs
Fees:13.00 Taxes:1228.40
20120510-0040774

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AI DevCo, LLC	New Owner	
(NAME)	(NAME)	130-1-63.00
2002 Richard Jones Road, C-208		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **ANN HOWE BILLINGS HARWELL N/K/A ANN HOWE BILLINGS HILTON**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AI DEVCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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 and being Lot Nos. 30, 31 and the southerly 20 feet of Lot No. 32, Block 2 on the Plan of the Courts of Belle Meade, as of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 30, 31 and part of Lot No. 32, front together 80 feet on the westerly side of Lincoln Court and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Ann Howe Billings Harwell by Quitclaim Deed from DR. F. Termaine Billings and Anne Howe Billings, Trustees dated 05/27/1982 and filed of record in Book 5943, page 153, further being the same property conveyed to Dr. F Termaine Billings and wife, Ann Howe Billings by deed from James Robertson MacColl, IV and wife, Merry L. MacColl of record in Book 5588, page 388, in the Register's Office for Davidson County, Tennessee.

Ann Howe Billings, Anne Howe Billings Harwell and Anne Howe Billings Hilton being one and the same person.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 141, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 122 Lincoln Court, Nashville, TN 37205

(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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 17th day of May, 2012.

Ann Howe Billings Hilton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Howe Billings Hilton , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 2012.

Commission expires:

My Commission Expires MAR. 4, 2013

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public