File No. 120254

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120037725 DEEDWARR
Recvd: 05/22/12 15:46 2 pgs
Fees:13.00 Taxes:614.20
20120522-0044499

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-26-16

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip G. Meyer	Phil Meyer	085 10 0 012.00
(NAME)	(NAME)	
213 Walcott Drive	P.O. Box 292123	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Maren Mitchell Hill and husband, Robert C. Hill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip G. Meyer, unmarried, 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:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Stanford Country Club Estates, Section 1, as of record in Book 2900, Page 50, Register's Office for said County.

SAID Lot No. 31 fronts 90 feet on the northerly side of Walcott Drive and extends back between lines measuring 161.17 feet on the easterly line and 169.5 feet on the westerly line to a dead line in the rear, measuring 118 feet thereon.

Being the same property conveyed to Maren Mitchell Hill and husband, Robert C. Hill by deed from Marie Hill, a widow, dated December 4, 1998 and recorded on December 8, 1998 in Book 11242, page 497, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2993, page 109, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 213 Walcott 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.

File No. 120254
Witness our hands this 18th day of May, 2012.

Maren Mitchell Hill

Robert C. Hill

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maren Mitchell Hill and husband, Robert C. Hill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2012.

Commission expires: 1-26-16

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER