BILL GARRETT, Davidson County
Trans:T20120040854 DEEDWARR
Recvd: 06/04/12 12:55 2 pgs
Fees:13.00 Taxes:499.50
20120604-0048375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2012.

NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
University Heights Realty, Inc. 4025 Crestridge Drive 37204 Nashville, TN 37204	University Heights Realty, Inc. 4025 Crestridge Drive 37204 Nashville, TN 37204	105-05-0-249

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HENRY HILL, MARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

UNIVERSITY HEIGHTS REALTY, INC.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Map of Bransford Realty Co's Resubdivision of the North Part of A. B. Hill's Subd of the Plant Lands, of record as Book 421, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 45 fronts 40 feet on the northerly side of Argyle Avenue and extends back in a northerly direction and between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to HENRY HILL, by deed from THE HEIRS AT LAW OF ELIZABETH DAVIS, DECEASED, NAMELY MRS. JUANITA CANTRELL, MRS FRANCES M. REECE, MRS. BARBARA B. CAREY, MR. ALPHONSO LEWIS NEWSOM, MR. NATHAN ANDREW HILL, MR. THOMAS EDWARD HILL and MR. MARION JOSEPH HILL, of record as Book 3829, page 1, dated September 3, 1964, said Register's Office.

THIS PROPERTY HEREIN DESCRIBED IS NOT THE RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

This improved property is known as 1104 Argyle Avenue, Nashville, TN 37203.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 31st day of May, 2012.

Henry Hill

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Henry 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of May, 2012.

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013