BILL GARRETT, Davidson County
Trans:T20120051840 DEEDWARR
Recvd: 07/13/12 14:04 2 pgs
Fees:13.00 Taxes:2497.50
20120713-0061834

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Dawn D Chase Affiant Subscribed and sworn to before me, this 20th day of June, 2012. Laurie M Harris Notary public My commission expires: 12-10-12

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows: Robert E. Tolleson Jr. and S. Ansley Tolleson 2013 Kingsbury Drive Nashville, TN 37215	Send Tax Bills To: Cornerstone Home Lending 1177 West Loop South #300 Houston, Texas 77027	Map-Parcel Number: 14415002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES PALMER PILLANS, IV AND WIFE, KAREN PILLANS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT E. TOLLESON, JR. AND SARAH ANSLEY TOLLESON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hillsboro Park Section II, of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Charles Palmer Pillans, IV and wife, Karen B. Pillans, by deed dated June 24, 2005, from Kent P. Hodges and wife, Susan Renee Hodges, recorded on June 30, 2005, of record as Instrument No. 20050630-0075501, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as set forth in instrument recorded in Book 2435, page 237, Book 2446, page 405, Book 2447, page 303, Book 2603, page 440, and in Book 4207, page 397, Register's Office for said County, Tennessee.

This is improved property known as: **2013 Kingsbury Drive Nashville, TN 37215.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of June, 2012.

Charles Palmer Pillans, IV

Karen Pillans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES PALMER PILLANS, IV**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 2012

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN PILLANS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 2012

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015