Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

NEW OWNER:

John Chappel McCollister
1849 Primrose Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

Map 117
Group 03-0
Parcel 059.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0695

BILL GARRETT, Davidson County
Trans:T20120084747 DEEDWARR
Recvd: 11/06/12 10:06 2 pgs
Fees:13.00 Taxes:1216.56
20121106-0102261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty Eight Thousand Eight Hundred and 00/100 Dollars ($328,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDWARD D. HILLARD, Jr., unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN CHAPPEL McCOLLISTER, a single man,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 and a small triangular lot lying immediately north of and adjoining said Lot No. 1 BLOCK "D" as shown on the plan of Belmont Terrace Annex No. 4 as of record in Book 974, Page 97, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Primrose Circle at the common corner of Lots 1 and 2,; thence with the line between said lots westwardly 160 feet to a point; thence northwardly passing the corner of Lot 1 and continuing northwardly, in all 239.3 feet to a concrete monument set in the westerly margin of Primrose Circle or Avenue, at the intersection of same with the westerly margin of Hazelwood Avenue, thence along a slight curve southeastwardly 182 feet, more or less, to a point, and continuing with the margin of Primrose Avenue, Southeasterly and southwardly along another curve 65.3 feet to a point in the westerly margin of Primrose Circle, thence with the margin of same, southwardly 78 feet to the beginning.

Being the same property conveyed to Edward D. Hillard, Jr., unmarried by Warranty Deed from Amy L. Arnold, unmarried, dated July 26, 2007 and of record in Instrument No. 20070803-0092878, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1849 Primrose Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of October, 2012.

EDWARD D. HILLARD, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, EDWARD D. HILLARD, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 31st day of October, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $328,800.00.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2012.

NOTARY PUBLIC

My commission expires: 9-23-13

ALICIA HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.