This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

# WARRANTY DEED

**THIS INDENTURE,** made this 1st day of May , A.D., 20 13 , by and between

Luke M. Hilko and Lisa M. Hilko Husband and wife

First Parties, and

Lauren E. Davis and husband, Garrett R. Davis
Second Parties,

**WITNESSETH:** That said First Parties, for and in consideration of the sum of ---------One and NO/100------ ----Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 103 ON THE MAP OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY. *

BEING THE SAME PROPERTY CONVEYED TO LUKE M. HILKO AND LISA M. HILKO HUSBAND AND WIFE, AND PAUL A. HILKO AND MARY E. HILKO HUSBAND AND WIFE, BY DEED FROM TREY CAIN, TRUSTEE OF THE 1625 SHELBY AVENUE REVOCABLE TRUST, RECORDED ON DECEMBER 5, 2012, OF RECORD IN INSTRUMENT NO. 20121205-0112123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. **

**OWNER:** LAUREN E DAVIS
GARRETT R. DAVIS
1625 SHELBY AVENUE
NASHVILLE, TN 37206

MAP + PARCEL
083-14-0-301.00

**RESPONSIBLE TAXPAYER:** NEW OWNER

*Beginning at a point in the Northerly margin of Shelby Avenue at the corner of Lot Nos. 102 and 103, thence with the line between lots, Northerly 95 feet to a point; thence Westerly 25 feet to a point; thence 55 feet to the South margin of an alley; thence with the margin of the same Westerly 25 feet to the corner of Lot Nos. 103 and 104; thence with the line between said lots, Southerly 150 feet to the North margin of Shelby Avenue; thence with the margin of same Easterly 50 feet to the beginning.

**CLT #** _____

** Being the same property further conveyed to Luke M. Hilko and Lisa M. Hilko, husband and wife by Quit Claim Deed from Paul A. Hilko and Mary E. Hilko, husband and wife recorded on April 18, 2013 of record in instrument number 20130418-0038621 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130039191 DEEDWARR
Recvd: 05/10/13 09:24 2 pgs
Fees:13.00 Taxes:1172.90
20130510-0047370

MR-CRI-11869

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Luke M. Hilko Lisa M. Hilko

✓STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Luke M. Hilko and Lisa M. Hilko Husband and wife, 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, at office, this 15 day of MARCH, 20 13.

✓ AVRAM D. FREY Notary Public

My Commission Expires: 11/3/2015

State of Tennessee, Davidson County:

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 317,000.00. Affiant Carole A. Hunt.

Subscribed and sworn to before me this ~~15~~ 1st day of ~~MARCH~~ May, 20 13.

My Commission Expires: ~~11/3/2015~~ 10/18/16

Dana Delworth
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AVRAM D. FREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.