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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31078-03-2013** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.<br>Affiant<br>Subscribed and sworn to before me this 30th day of April, 2013.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

# WARRANTY DEED

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| **Address New Owner:**<br>Ralf Bennartz<br>600 Hillwood Boulevard<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>103 090 06200 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Reginald Hill**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ralf Bennartz*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *and Claudia Benkwitz, both unmarried,

This is unimproved property located at 600 Hillwood Boulevard, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of April, 2013.

John Reginald Hill

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Reginald Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130042410 DEEDWARR
Recvd: 05/21/13 14:10 2 pgs
Fees:13.00 Taxes:1165.50

20130521-0051299

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 66 and that portion of Hillwood Boulevard abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, on the plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for said County, and by Metropolitan County Council, Bill No. 64-254, in the County Court Clerk's Office for said County.

Said property, which is a corner lot, fronts 132.71 feet on the northerly margin of Kendall Drive and fronts 130.00 feet on the northeasterly margin of Hillwood Drive, said frontages being joined by a curve having a length of 38.22 feet, and extends back 470.1 feet on the easterly line and 508.6 feet on the broken westerly line to a point of intersection, together with the right to use and occupy a plot of land now included in Lot 291, Hillwood Estates, Section 16, of record in Book 3300, page 89, said Register's Office, 15 feet wide by 100 feet long, adjacent to said property's broken westerly line beginning 157.4 feet south from the common north corner of Lots 291 and 66, as set out in the agreement in Book 3764, page 4, said Register's Office.

Being the same property conveyed to John Reginald Hill, unmarried, by deed dated July 30, 1992, from George T. Perkins and wife, Susan J. Perkins, of record in Book 8690, page 668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2133, page 96, Register's Office for Davidson County, Tennessee.
3. Easement Agreement for sewer line and driveway of record in Book 3764, page 4, Register's Office for Davidson County, Tennessee.
4. Rights of the public and easements, if any, across that portion of subject property which was closed by the Council of the Metropolitan Government of Nashville and Davidson County, Council Bill. No. 64-254, in the County Court Clerk's Office for Davidson County, Tennessee.