This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kenneth G. Hill
1401 Wexford Downs Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 172-14
GROUP B
PARCEL 258CO

BILL GARRETT, Davidson County
Trans:T20130052153 DEEDWARR
Recvd: 06/20/13 10:38 3 pgs
Fees:18.00 Taxes:1427.83
20130620-0063192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles T. Africa and Dawn Africa, Trustees, Africa Family Trust dated 4/30/99,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kenneth G. Hill and Kristin L. Hill, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record in Instr. 20030422-0052787, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Africa Family Trust dated 4/30/99, Charles T. Africa and Dawn Africa, Trustees will full power to transfer and convey without the joinder of any beneficary, by deed from Danco Property Investments, LLC of record in Instr. 20030605-0077420, re-recorded in Instr. 20031218-0180254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1401 Wexford Downs Lane, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **19th** day of **June, 2013.**

Charles T. Africa, Trustee

Charles T. Africa, Trustee of the Africa Family Trust dated 4/30/99

Dawn Africa, Trustee

Dawn Africa, Trustee of the Africa Family Trust dated 4/30/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles T. Africa, Trustee and Dawn Africa, Trustee**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Trustees of the Africa Family Trust dated 4/30/99 and that as said Trustees they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of June, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $385,900.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 5/30/2017

CHRISTINE MARIE WESTMAAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY