BILL GARRETT, Davidson County
Trans:T20130059992 DEEDWARR
Recvd: 07/15/13 11:22 2 pgs
Fees:13.00 Taxes:814.00
20130715-0072901

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Grant Hinton | Regions Bank d/b/a Regions Mortgage | 131060E20800CO |
| (NAME) | (NAME) | |
| 208 Boxmere | PO Box 1565 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Cordova, TN 38088-1565 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**KENNETH G. HILL AND WIFE KRISTIN HILL,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**GRANT HINTON AND WIFE ELIZABETH HINTON,**

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 Unit 208, of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended. Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Kenneth G. Hill, unmarried by deed from Charles E. Pierce and wife, Marsha K. Pierce, recorded on December 18, 2002, of record in Instrument No. 20021218-0156090, Register's Office for Davidson County, Tennessee.

The said Kristin Hill joining in this conveyance as to her marital interest in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 208 Boxmere, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 my/our hand(s) this 11th day of July, 2013.

Kenneth G. Hill

Kristin Hill
By: Kenneth G. Hill, her attorney in fact
By Kenneth G Hill, her attorney in fact
Kenneth G Hill

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth G. Hill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 11th day of July, 2013.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J. Trent Lehman, Notary Public

My commission expires: 11/24/2013

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Kenneth G. Hill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristin Hill and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Kristin Hill.

Witness my hand and official seal on this 11th day of July, 2013.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J. Trent Lehman, Notary Public

My commission expires: 11/24/2013