File Box 8

BILL GARRETT, Davidson County
Trans:T20130063174 DEEDWARR
Recvd: 07/24/13 15:06 2 pgs
Fees:13.00 Taxes:1091.50
20130724-0076688

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

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

Notary Public
My commission expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron P. Durbin 5561 Knob Road Nashville, TN 37209	U.S. Bank National Assoc. 4801 Frederica St. Owensboro Ky 42301	103-06-221.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sims W. Hill, Jr. and wife, Leslie Hill,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aaron P. Durbin and Josephine N. Durbin, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, Tract "A" on the Plan of Brookside Court of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sims W. Hill, Jr., unmarried by Deed from William Snodgrass, Jr. and David L. Lawrence, as Tenants in Common of record at Instrument No. 20051221-0153016, Register's Office for Davidson County, Tennessee, dated December 12, 2005 and recorded on December 21, 2005.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5561 Knob Road, Nashville, TN 37209

Leslie Hill joins in this instrument to convey any and all marital interest she has in the subject property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 19th day of July, 2013.

Sims W. Hill, Jr.

Leslie 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 **Sims W. Hill, Jr. and Leslie Hill,** the bargainor(s), 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 and official seal at Brentwood, Tennessee, this the 19th day of July, 2013.

Notary Public

My Commission expires: 11/3/15

FILE NO: 2013072666

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON