WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130088419 DEEDWARR
Recvd: 10/14/13 10:52 2 pgs
Fees:13.00 Taxes:1122.95
20131014-0107213

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2013.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Graham Hillard	Graham Hillard	10212003600
(NAME)	(NAME)	
6737 Fleetwood Drive	6737 Fleetwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131585

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, **I, SCOTT NOWELS, MARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **GRAHAM HILLARD AND MARY HILLARD, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 145 on the Plan of Horton Heights Section VI, of record in Plat Book 2133, page 24, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Brendan A. Thompson by Warranty Deed from William L. Smithson, Jr., unmarried, dated October 29, 2001 and filed of record in Instrument 20011030-0118332, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Scott Nowels, a married man, by Warranty Deed from Brendan A. Thompson, a married man, dated August 19, 2011, and filed of record in Instrument 20110822-0064718, Register's Office aforesaid.

unimproved ☐

This is improved ☒ property, known as 6737 Fleetwood Drive, Nashville, TN 37205

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 10th day of October, 2013.

Scott Nowels

Cassie Nowels

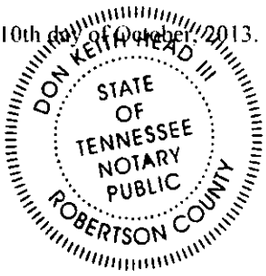
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Scott Nowels and Cassie Nowels, 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 this 10th day of October, 2013.

Commission expires: 7/30/17



Notary Public