BILL GARRETT, Davidson County
Trans:T20130089451 DEEDWARR
Recvd: 10/17/13 10:40 2 pgs
Fees:13.00 Taxes:688.20

20131017-0108486

WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 9-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Williams	~~NEW OWNER~~	086-12-OA-008.00-CO
(NAME) 409 Elegance Way	(NAME) USAA Federal Savings Bank	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 10750 McDermott Freeway	
(CITY) (STATE) (ZIP)	(CITY) San Antonio, TX 78288	

For and in 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/WE, **Graham Hillard and Mary Hillard, husband and wife, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Williams, a single person**, 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, TN, being Lot No. 8, Final Plat Revision of Sec 1, Tulip Grove Pointe, as shown by plat appearing of record in Instrument No. 20060905-0109478, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Graham Hillard, married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company dated July 17, 2007, filed August 6, 2007, of record in Instrument No. 20070806-0093229, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Mary Hillard, wife of Graham Hillard, joins into the execution of this instrument for the sole purpose of conveying all interest she may have in the subject property by virtue of her marriage to Graham Hillard.

unimproved ☐
This is improved ☒ property, known as 409 Elegance Way, Hermitage, TN 37076

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, has 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 our hands this **10th** day of **October, 2013**

Graham Hillard

Mary Hillard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Graham Hillard and Mary Hillard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **October, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-10043