BILL GARRETT, Davidson County
Trans:T20130090517 DEEDWARR
Recvd: 10/21/13 15:45 2 pgs
Fees:13.00 Taxes:1017.50
20131021-0109815

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2013.

Notary Public
My commission expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Dustin Hillis 2614 Tiffany Drive Nashville, TN 37206	New Owner	08400000600 08405003000 08405002900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THERESA E. MAFFEI and husband, RONALD J. MAFFEI, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to DUSTIN HILLIS and wife, KYAH HILLIS, hereinafter called the Grantee, his successors 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 more particularly described as follows:

TRACT 1: Land in Davidson County, Tennessee, being a tract of land marked "Reserved-Not an Individual Building Site", as shown on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office of said County, to which reference is hereby made for a more particular description.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 17 as shown on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office of said County, to which reference is hereby made for a more particular description.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 18 as shown on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Theresa E. Maffei and husband, Ronald J. Maffei, by quitclaim deed from Theresa E. Maffei dated 11/11/98 of record in Book 11210, Page 417, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Theresa E. Maffei by deed from Roy A. McCaslin and wife, Shirley A. McCaslin, dated 10/27/95 of record in Book 9845, Page 374, said Register's Office.

SUBJECT TO all matters appearing on plat of record in Book 2854, Page 59, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2614 Tiffany Drive (Tract 2), and unimproved property known as 2616 Tiffany Drive (Tract 3) and O Eastland Drive (Tract 1), Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of October, 2013.

THERESA E. MAFFEI

RONALD J. MAFFEI

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Theresa E. Maffei and Ronald J. Maffei, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 7th day of October, 2013.

Notary Public

My Commission expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON