BILL GARRETT, Davidson County
Trans:T20130098288 DEEDQC
Recvd: 11/19/13 11:54 2 pgs
Fees:12.00 Taxes:0.00
20131119-0119290

(2)

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13 DAY OF November, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 216 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5965 HUFF

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Laura H. Hileman and Thomas Allen Huff	SAME	132-01-0-109.00
4016 General Bate Drive		
Nashville, TN 37204		

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

LAURA H. HILEMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LAURA H. HILEMAN, UNMARRIED AND THOMAS ALLEN HUFF, MARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4016 General Bate Drive, Nashville, TN 37204

Witness my hand on this 13 day of November, 2013

Laura H. Hileman

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: Laura H. Hileman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Laura H. Hileman executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of November, 2013

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

13-C5965 HUFF

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 103, ROLLING MEADOWS, as shown on plat of record in Plat Book 1424, Pages 98 and 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit-Claim Deed from Brandon Lee Edmondson, Jr. to Gregg E. Hileman and wife, Laura H. Hileman as recorded on the 14th day of March, 2011 in Instrument No. 20110314-0019733; Quit-Claim Deed from Thomas Larry Edmondson to Gregg E. Hileman and wife, Laura H. Hileman as recorded on the 14th day of March, 2011 in Instrument No. 20110314-0019732 and Warranty Deed from Frederic D. Brooking to Gregg E. Hileman and Laura H. Hileman, husband and wife as recorded on the 11th day of September, 2000 in Instrument No. 20000911-0089433, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Laura H. Hileman by Quitclaim Deed from Gregg E. Hileman of Record in Instrument #20131119011928 9, Registers Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Plat Book 1424, Page(s) 98 and 99, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).