THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130099668 DEEDWARR
Recvd: 11/25/13 12:13 2 pgs
Fees:13.00 Taxes:721.50
20131125-0120884

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***195,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of November, 2013.

Notary Public

My Commission Expires: 2/4/2015

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Spencer M. Knoch<br>3603 Normandy Place South<br>Nashville, Tennessee 37209 | Primary Residential Mortgage<br>1480 North 2200 West<br>Salt Lake City, UT 84116 | MAP 104-01-0<br>PARCEL 149.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars ($***195,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Lee A. Hill and Adam M. Hill, wife and husband, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Spencer M. Knoch and ~~Rachael E. Smith~~ and Rachel E. Smith, 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:

BEING part of Lot Nos. 28, 29 & 30 on the Plan of West End Land Company Property of record in Plat Book 421, Page 152, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the South margin of Normandy Place South as established and dedicated on the Revised Plan of Acklen Heights, of record in Book 1835, page 10, R.O.D.C., TN; said point being 220 feet East of the Southeast corner of said Normandy Place South and 37th Avenue North; thence with said Normandy Place South, 80° 26' East, 55 feet to an iron pin; thence South 8° West 223.5 feet to an iron pin in the South line of Lot No. 28; thence along the line of the same, North 63° West 55 feet to a point; thence North 9° 15' East 218.5 to the point of beginning.

BEING the same property conveyed to Lee Ann Myers by Warranty Deed dated August 8, 2003, from Thomas R. McDonald, unmarried, of record as Instrument No. 20030813-0115621 in the Register's Office for Davidson County, Tennessee. Lee A. Hill (formerly known as Lee Ann Myers), a married woman, having since conveyed the subject property to Lee A. Hill and Adam M. Hill, wife and husband, as tenants by the entirety, by Quitclaim Deed dated March 24, 2011, of record as Instrument No. 20110503-0033705 in the said Register's Office.

This is improved property known as 3603 Normandy Place, South, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2014 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of West End Land Company Property of record in Book 421, page 152, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 22 day of November, 2013.

Lee A. Hill

Adam M. Hill

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee A. Hill and Adam M. Hill, the bargainors, 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 22 day of November, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY