**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

**NEW OWNER:**

Adam Hill
Lee Ann Hill
240 Bermuda Dr.
Nashville, TN 37214

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 13-1113

**Map 084**

**Group 14-0**

**Parcel 138.00**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130099796 DEEDWARR
Recvd: 11/25/13 14:58 2 pgs
Fees:13.00 Taxes:625.30
20131125-0121031

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Nine Thousand and 00/100 Dollars ($169,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LAWRENCE A. BROTHERS and wife, KATHRYN J. BROTHERS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ADAM HILL and LEE ANN HILL, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Section Two, Donelson Meadows, of record in Book 2133, Pages 100 and 101, Register's Office for said County, described as follows:**

**Beginning at a point in the Southerly margin of Bermuda Drive at the corner of lots Nos. 12 and 13; thence Southerly with the line between said lots, 258.3 feet to the corner of lots 9, 10 and 12; thence with the line between lots Nos. 9 and 13, in a Southwesterly direction 157 feet to a concrete monument; thence with the rear line of lot No. 13, Northwesterly 65.1 feet to the corner of lots Nos. 13 and 14; thence with the line between said lots, Northerly 345.2 feet to the South margin of Bermuda Drive; thence with the margin of said Drive, Easterly 78.25 feet to the beginning.**

**Being the same property conveyed to Lawrence A. Brothers and wife, Kathryn J. Brothers by Warranty Deed from Jack E. Adams, a married person, recorded on the 5th day of April, 2000 in Instrument No. 200004050034199, in the Register's Office of Davidson County, Tennessee.**

**This is IMPROVED property known as: 240 Bermuda Dr., Nashville, TN 37214.**

TO HAVE AND TO HOLD said property, 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 said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **November, 2013**.

LAWRENCE A. BROTHERS

KATHRYN J. BROTHERS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LAWRENCE A. BROTHERS AND KATHRYN J. BROTHERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 22nd day of **November, 2013**.

NOTARY PUBLIC

My commission expires: 1-25-16

BRITTANY T. BUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **169,000.00**.

AFFIANT

Sworn to and subscribed to before me 22 day of **November, 2013**.

NOTARY PUBLIC

My commission expires: May 8, 2017

LAUREN HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY