WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018131 DEEDWARR
Recvd: 03/18/14 13:05 2 pgs
Fees:13.00 Taxes:688.20
20140318-0022362

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 THE 12th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hill	Same as new owner	105-11-0-085.00
(NAME)	(NAME)	
1710 Stewart Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CONSTANCE A. SINCLAIR, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ROBERT S. HILL, A SINGLE MAN, HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot No. 19, on the Plan of Hamilton Property, Subdivision of Lot No. 15 and Re-subdivision of parts of Lot Nos. 11, 12 and 13 of Horton Plan recorded in Chancery Court Book 1, page 44, original subdivision of parts of Lot Nos. 11, 12 and 13 is recorded in Book 974, page 17, and now of record in Book 974, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CONSTANCE A. SINCLAIR, UNMARRIED, by deed from AARON GUILMETTE, UNMARRIED, of record as Instrument No. 20070627-0076756, dated June 25, 2007, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Hamilton Property, Subdivision of Lot No. 15 and Re-subdivision of parts of Lot Nos. 11, 12, and 13 of Horton Plan recorded in Chancery Court Book 1, page 44, original subdivision of parts of Lots Nos. 11, 12, and 13 is recorded in Book 974, page 17, and now of record in Book 974, page 91, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1710 Stewart Place, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 12th day of March, 2014.

Constance A. Sinclair

Constance A. Sinclair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance A. Sinclair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of March 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14