WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1095

BILL GARRETT, Davidson County
Trans:T20140052823 DEEDWARR
Recvd: 07/22/14 10:47 2 pgs
Fees:13.00 Taxes:615.68
20140722-0064981

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of July, 2014 by and between Donald Ray Hill and wife, Dorothy Vaughn Hill, hereinafter referred to as GRANTOR, and Margarita Nido Stewart, a single woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being lot No. 3 on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the southerly side of Tusculum Road and extends back 329.2 feet on the East line and 345 feet on the West Line to a rear line measuring 98.1 feet thereon.

Being the same property conveyed to Donald Ray Hill and wife, Dorothy Vaughn Hill by Warranty Deed from Eduardo Sandoval, Jr. and wife, Shirley Hill Sandoval dated September 11, 1963 and recorded April 10, 1964 of record in Book 3708, page 15, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 361 Tusculum Road, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donald Ray Hill By Donald R Hill II attorney in fact
Donald Ray Hill
By Donald R Hill, II attorney in fact

Dorothy Vaughn Hill By Donald R Hill II attorney in fact
Dorothy Vaughn Hill
By Donald R. Hill, II attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July, 2014 before me personally appeared Donald R. Hill, II to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy Vaughn Hill and Donald Ray Hill, and acknowledged that he/she executed the same as the free act and deed of said Dorothy Vaughn Hill and Donald Ray Hill.

Witness my hand, at office, this 15th day of July, 2014.

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Margarita Nido Stewart
361 Tusculum Road,
Nashville, TN 37211

Send Tax Statements to:
FBC Mortgage, LLC
dba Home Loans Today
189 S. Orange Ave #970
Orlando, FL 32801

Map & Parcel 161-04-0-144.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $166,400.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of July, 2014.

Notary Public

My Commission Expires: 12/21/2015

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
14-1-155