Box 14
File 26456-8

return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Hinds III	"New Owners"	130-05-097.00
(NAME)	(NAME)	
166 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jason T. Plunkett and Cheri L. Eller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William L. Hinds, III and Jennifer L. Hinds, 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:

Land in Davidson County, Tennessee, being Lot 10, BLOCK "F", 2ND REVISED HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS E, F, G, H & K, as shown on plat of record in Plat Book 1130, Pages 71 and 72, 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 to Jason T. Plunkett and Cheri L. Eller, as joint tenants with rights of survivorship by Warranty Deed from John James Jenkins Jr. and wife, Anne Fortson Jenkins, recorded on the 13th day of December, 2005 in Instrument No. 20051213-0149796, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 129 Taggart Avenue, Nashville, TN 37205

(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.

BILL GARRETT, Davidson County
Trans:T20140078903 DEEDWARR
Recvd: 10/20/14 15:00 2 pgs
Fees:13.00 Taxes:2281.05
20141020-0096651

Witness our hands this 17th day of October, 2014.

Jason T. Plunkett

Cheri L. Eller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason T. Plunkett and Cheri L. Eller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018