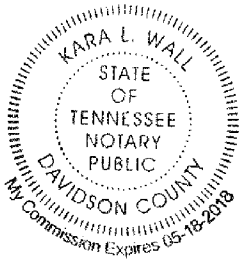
Davidson County	DEEDWARR
Recvd: 11/03/14 12:29	3 pgs
Fees:18.00 Taxes:4125.50	
20141103-0101242	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregory H. Hill and Shannon E. Hill	New Owner	132 07 0 007.00
(NAME)	(NAME)	
4214 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million One Hundred Fifteen Thousand And No/100 Dollars ($1,115,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Glenn Funk and wife, Lori A. Funk,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory H. Hill and Shannon E. Hill,** 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:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots 5 and 6 on the map of the May Overton Estate as of record in Book 421, Page 162, Register's Office for said county, and being a part of the land marked "Stamps Property" shown on the Plan of Southmeade, Sec. II, as of record in Book 2133, Page 64, Said Register's Office and being described according to a plat prepared by W. W. Turner, Engineers, dated March 30, 1953, as follows:

Beginning at an iron pin in the east margin of Franklin Road, 144.6 feet south from concrete monument set in the beginning of a curve into a 50 foot roadway, shown on the aforesaid Plan of Southmeade, Sec. II; thence easterly 521.6 feet to a point in the west line of Lot No. 9, on the said Plan of Southmeade, Sec. II, said point being 170 feet south of the south margin of said roadway; thence with the line of Lot No. 9, south 3 deg. 57' west 110 feet to a point; south 7 deg. 26' east 61 feet to a point; said point being 181.6 feet more or less from the north margin of Overton Street, as closed, shown on the aforesaid map of the May Overton Estate; thence westerly 500.2 feet to a point in the east margin of Franklin Road, being 175.00 feet more or less north from the north margin of Overton Street, as shown on said map now closed; thence with the margin of Franklin Road, north 7 deg. 08' west 175.00 feet to the point of

beginning. Source of description: This is the same description as in the previous deed of record.

Being the same premises conveyed to Glenn R. Funk and wife, Lori A. Funk by Special Warranty Deed from Resolution Trust Corporation, as receiver for CenTrust Federal Savings Bank dated March 27, 1991 and recorded March 28, 1991 in Book 8319 at Page 267 in the said Register's Office for Davidson County, Tennessee. *Being re-recorded April 11, 1991 in Book 8324, Page 343 to reflect Grantee as Glenn R. Funk and wife, Lori A. Funk.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4214 Franklin Pike, Nashville, TN 37204

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, has 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 30th day of October, 2014.

Glenn Funk

Lori A. Funk

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Glenn Funk and Lori A. Funk, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2014.

Notary Public

My Commission Expires: May 5, 2015

(SEAL)

File Number: GRN-142039

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).