RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140086448 DEEDWARR
Recvd: 11/17/14 12:08 2 pgs
Fees: 13.00 Taxes: 3700.00
20141117-0105838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2014.

Notary Public

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita G. Bates and Tammy Jackson	SAME	**103140072.00**
(NAME) **225 Hillwood Blvd.**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wonnie L. Short, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita G. Bates and Tammy Jackson, tenants in common with rights of survivorship** 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 the westerly 50 feet of Lot No. 6 and the easterly 125 feet of Lot No. 7, of Block "E", on the Map of Blocks "B", "D", and "E", Hillwood Estates, not of record; and being more particularly described according to a survey by Z. J. Wilkinson, Surveyor, dated May 4, 1938, as follows:

BEGINNING on the southerly margin of Hillwood Drive at the Northeast corner of the property conveyed to J. B. Hibbitts, Jr. and wife, by deed from Edwin W. Bleier and wife, of record in Book 1422, Page 311, Register's Office for said County; thence with said Drive, eastwardly 175 feet; thence southwardly 206 feet, more or less, to the northerly line of Lot No. 19; thence with the northerly line of Lot Nos. 19 and 18, westwardly 175 feet to the Southeast corner of said Hibbitts property; thence with said Hibbitts easterly line, northwardly 208 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Wonnie L. Short, unmarried by deed dated September 29, 1994 and recorded September 30, 1994 from Carolyn G. O'Neal and husband Cleveland E. O'Neal of record in Book 9479, Page 570, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **225 Hillwood Blvd., 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.

Witness my hand this 14h day of November, 2014.

Wonnie L. Short

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Wonnie L. Short** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2014.

Commission expires: May 8, 2017

L. Dyke Tatum

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public