BILL GARRETT, Davidson County
Trans:T20140094327 DEEDWARR
Recvd: 12/17/14 10:00 2 pgs
Fees:13.00 Taxes:610.13
20141217-0115278

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 164,900.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2014.

Notary Public

My commission expires: 2-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MIQUELA HILLER **SUE HILLER**	**FRANKLIN AMERICAN MORTGAGE**	**08108002000**
1813 9TH AVENUE NORTH	**501 CORPORATE CENTRE DRIVE, STE 400**	
NASHVILLE, TN 37208	**FRANKLIN, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

CLIFTON HANCOCK, IV and wife, TIFFANY MCCRAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIQUELA HILLER, AN UNMARRIED WOMAN and SUE HILLER, A MARRIED WOMAN

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 No. 37 of J.L. Valentino's Subdivision of Lot No. 1 in Woodards' Plan called "Maple Grove Plan", of record in Book 57, Page 83, Register's Office for said County.

Said Lot No. 37 fronts 33 1/3 feet 4 inches on west side of the Ninth Avenue North, formerly Buena Vista Pike or Street and runs back between parallel lines 174 feet to a 20 foot alley.

BEING THE SAME PROPERTY CONVEYED TO CLIFTON HANCOCK, IV AND WIFE, TIFFANY MCCRAY, BY WARRANTY DEED FROM RANDALL CRAFT, MARRIED, DATED 08/06/2008 AND RECORDED ON 08/08/2008 IN INSTRUMENT NUMBER 20080808-0081888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1813 9TH AVENUE NORTH, NASHVILLE, TN 37208.

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 in 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/our hand(s) this 11th day of December, 2014.

CLIFTON HANCOCK, IV

TIFFANY MCCRAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CLIFTON HANCOCK, IV and TIFFANY MCCRAY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2014.

Notary Public

My Commission Expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY