RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-141100337

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000996 DEEDWARR
Recvd: 01/06/15 10:30 2 pgs
Fees:13.00 Taxes:462.13
20150106-0001214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
5th day of JANUARY, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
V. MELVIN HILTON 231 COTTAGE PLACE NASHVILLE, TN 37214	SAME	095-02-OA-231.00 CO

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 ACKNOWLEDGED, WE,

DIANE S. CASHION, UNMARRIED

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

V. MELVIN HILTON AND WIFE, CHARLOTTE M. HILTON

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 Unit No. 49 on the plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements, all as described in Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6636, Page 722 and Third Amendment in Book 6902, Page 829, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Diane S. Cashion, unmarried, by Warranty Deed from Katie Stanley, unmarried, dated 5/8/08 and recorded 5/15/08 in Instrument No. 20080515-0050211, Register's Office for Davidson County, Tennessee.

Also conveyance of a carport of record in Book 11676, Page 939, said Register's Office

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **231 COTTAGE PLACE, NASHVILLE, TN 37214**
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 our hands this 5th day of JANUARY, 2015.

Diane S. Cashion

DIANE S. CASHION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE S. CASHION the bargainor(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 and official seal at Nashville, Tennessee, this 5th day of JANUARY, 2015.

Commission Expires:_____

Gail C Vincent
Notary Public

