THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150001096 DEEDWARR
Recvd: 01/06/15 13:07 2 pgs
Fees:13.00 Taxes:1036.00
20150106-0001358

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael D. Barile Stephanie M. Evans 420 Belle Pointe Drive Nashville, TN 37221	NEW OWNER	142 10 0B 034.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joel C. Hilsden and Laura A. Hilsden, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael D Barile, unmarried, and Stephanie M Evans, unmarried, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Phase I, Belle Point, as of record in Book 6250, page 440, as amended in Book 6250, page 500 and 501, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel C. Hilsden and Laura A. Hilsden, husband and wife, by Warranty Deed from Patricia E. McWilliams, an unmarried woman, recorded on 11/27/2013, at Instrument No. 20131127-0121658, Register's Office for Davidson County, Tennessee.

This is improved property known as **420 Belle Pointe Drive, Nashville, TN 37221**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 22nd **day of December, 2014:**

Joel C. Hilsden | **Laura A. Hilsden**

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Fresno)

On Dec. 22, 2014 (insert date), before me, Julie Ortiz, Notary Public (insert name and title of the officer) personally appeared **Joel C. Hilsden and Laura A. Hilsden**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature , Julie Ortiz (Seal)

JULIE ORTIZ
Commission # 2052920
Notary Public - California
Fresno County
My Comm. Expires Jan 18, 2018

STATE OF TENNESSEE

COUNTY OF **Williamson**

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$280,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 2nd DAY OF January, 2015 :

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 10, 2018