File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150008106 DEEDWARR
Recvd: 02/02/15 14:24 2 pgs
Fees:13.00 Taxes:3700.00
20150202-0009653

W & I Ref: (DM) Title No.: 57175
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dennis C. Bottorff Jean B . Bottorff 1314 Chickering Road Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 116020A01600CO

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$1,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. G. Hill Realty Company, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis C. Bottorff and wife, and Jean B . Bottorff,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being lot No. 77 on the Plan of Revised Final Plat of Hill Place of record in Book 9700, page 190, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to H.G. Hill Realty Company by Warranty deed from H.G. Hill and wife, Mamie Wilson Hill, dated December 28, 1926 and recorded on February 4, 1927 of record in Book 731, page 542, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 190, said Register's Office, which Plan shows a designated building area and a 20 foot easement for public utility and drainage purposes along the front, rear and northerly side lines of said lot. A 50 foot wide access and maintenance easement along the front line of said lot. A portion of said lot lies within a 100 year flood plain. Subject to the right of way of the Louisville and Nashville Railroad Company over so much of the premises as may lie therein. Subject to the flow of Richland Creek over so much of the premises as may lie therein. Easement Agreement to Level 3 Communications, LLC of record in Instrument No. 20001207-0120638, said Register's Office. Easements retained by the Metropolitan Government of Nashville and Davidson County, by Ordinance No. BL 2014-984 and Ordinance No. BL 2012-90, closing, vacating and abandoning a certain portion of the right-of-way for Fransworth Drive. Easements to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as 4801 Post Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 2015.

H. G. HILL REALTY COMPANY, LLC

James W. Granbery
CEO

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, James W. Granbery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as CEO (or other officer authorized to execute this instrument) of H. G. Hill Realty Company, LLC, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 30th day of January, 2015.

Notary

My Commission Expires: 9/11/17

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Sworn and subscribed before me this 30th day of January, 2015.

Notary

My Commission Expires: 9/11/17

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY