BILL GARRETT, Davidson County
Trans:T20150019683 DEEDWARR
Recvd: 03/18/15 10:54 2 pgs
Fees:13.00 Taxes:532.43
20150318-0023239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $143,900.00

Affiant

Subscribed and sworn to before me, this 13th day of March, 2015.

Notary Public

My commission expires: _____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARGARET B. TURNER	same	02607006500
101 HEATHCOTE CT		
GOODLETTSVILLE, TN 37072		

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,

WILLIAM HILLIS, SINGLE

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

MARGARET B. TURNER, AN UNMARRIED 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. 171 ON THE PLAN OF WINDSOR GREEN, PHASE 1, SECTION 3, OF RECORD IN BOOK 6250, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 171, WHICH IS A CORNER LOT, FRONTS 39.56 FEET ON THE SOUTHERLY MARGIN OF WINDSOR TRACE AND FRONTS 85.80 FEET ON THE SOUTHERLY MARGIN OF HEATHCOTE COURT, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 38.08 FEET, AND EXTENDS BACK 98.99 FEET ON THE SOUTHERLY LINE AND 76.92 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM HILLIS BY WARRANTY DEED FROM C. DAVID PITZER AND TIMOTHY G. PITZER AND BRENDA P. MILLER, DATED 05/23/2013 AND RECORDED ON 06/05/2013 IN INSTRUMENT NUMBER 20130605-0057025, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO C. DAVID PITZER AND TIMOTHY G. PITZER AND BRENDA P. MILLER, BY WARRANTY DEED FROM WILLIE P. UHLES, UNMARRIED, DATED 06/23/2006 AND RECORDED ON 06/28/2006 IN INSTRUMENT NUMBER 20060628-0077432, SAID REGISTER'S OFFICE.

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 101 HEATHCOTE CT, GOODLETTSVILLE, TN 37072.

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 13th day of March, 2015.

WILLIAM HILLIS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, WILLIAM HILLIS, 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 13th day of March, 2015.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016