WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034962 DEEDWARR
Recvd: 05/06/15 11:35 2 pgs
Fees:13.00 Taxes:111.00
20150506-0041360

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2015.

Notary Public

My commission expires: 11/6/17
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allen Price	**New Owner**	**Map 069-12-0, Parcel 012.00**
200 Bulldog Circle, Apt 734		
Smyrna, TN 37167		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Henry Hill, Jr., married

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

Allen Price

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. 2 on the Plan of Willie R. McCall Subdivision, of record in Book 8250, page 737, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Henry Hill, Jr. by Deed from Larry Thompson, married, dated April 10, 2014, of record in Instrument No. 20140417-0032090, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 8250, Page 737, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7814, Page 435, and Book 7814, Page 438, Register's Office for Davidson County, Tennessee.

(3) Easement for electric power transmission lines of record in Book 3815, Page 493, Register's Office for Davidson County, Tennessee.
(4) Permanent Easement Agreement to Nashville Gas Company, of record in Book 11216, Page 596, Register's Office for Davidson County, Tennessee.
(5) Taxes for 2015, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (____) Unimproved (__X__) property, known as **3818 Hydes Ferry Road, Nashville, TN 37218**

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 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 my/our hand(s) this **28th** day of **April, 2015.**

Henry Hill, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Henry Hill, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17