WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26171

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MELANIE LEE REYNOLDS

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy Rivers	Billy Rivers	16800015900
(NAME)	(NAME)	
1170 Brookwood Drive	1170 Brookwood Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150039411 DEEDWARR
Recvd: 05/20/15 15:17 3 pgs
Fees:18.00 Taxes:166.50
20150520-0046741

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wayne Hilton Sr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Billy Rivers, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and described as follows:

Beginning at an iron pin on the north right of way of Hester Beasley Road at the southwest Corner of the Mary Baird Johnson Tract of record in Deed Book 5964, Page 669, Register's Office for Davidson County; thence following said right of way, along a curve to the left, having a radius of 782.85 feet, a distance of 307.44 foot to an iron pin; thence leaving said right of way and along a new line, the following 4 calls, North 16 deg. 20' 26" East, 58.26 feet to an iron pin; thence North 43 deg. 38' 32" West 300.21 feet to an iron pin; thence North 15 deg. 39' 21" East, 89.40 feet to an iron pin; thence North 60 deg. 47' 03" East, 98.52 feet to an iron pin; thence South 74 deg. 20' 39" East, 81.62 feet to an iron pin; thence South 80 deg. 30' 12" East, 463.29 feet to a marked 24" black oak; thence South 78 deg. 02' 41" East, 154.33 feet to a 24" marked beech tree; thence South 27 deg. 36' 18" West, 101.40 feet to an iron pin; thence South 48 deg. 36' 40" West, 156.43 feet to an iron pin; thence South 42 deg. 33' 10" West, 74.81 feet to a 6" sugar maple; thence South 38 deg. 12' 16" West, 95.50 feet to a 20" Hickory; thence South 32 deg. 45' 44" West, 112.89 feet to the point of beginning and containing 5.36 acres, more or less.

Being the same property conveyed to Wayne Hilton, Sr. by Warranty Deed from Wayne Hilton, Jr., dated 7/22/2011, recorded 7/27/2011 of record in Instrument No. 20110727-0057328, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne Hilton, Jr. by Warranty Deed from Jeff Burns, a married person, dated 8/11/2004, recorded 8/19/2004 of record in Instrument No. 20040819-0100325, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Restrictions upon the use of the premises not appearing in the chain of title to the land.

Taxes for 2015 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Hester Beasley Road, Nasvhille, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 18 day of May, 2015

Wayne Hilton Sr.

State of Tennessee
County of Williamson

Personally appeared before me Wayne Hilton Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2015

Notary Public
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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