WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043144 DEEDWARR
Recvd: 06/02/15 15:26 2 pgs
Fees:13.00 Taxes:925.00
20150602-0051369

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cori D. Vallentine	New Penn Financial, LLC	182010A12400CO
(NAME)	(NAME)	
256 Sundown Drive	4000 Chemical Road, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James R. Hilderbrand , as sole heir of the estate of Nell E. Hilderbrand**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cori D. Vallentine, unmarried and Kristina M. Kolodziejski, unmarried, as tenants in common with the right of survivorship**, 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 Situated in Davidson County, State of Tennessee, described as follows to-wit: Being Lot No. 35 on the Plan of Phase Two Sunset Hills, Cluster Lot Subdivision-Major Subdivision, a Planned Unit Development, of record in Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nell E. Hilderbrand, unmarried by Warranty Deed dated 05/13/2011 from Lifestyle Home Builders, Inc., a Tennessee Corporation of record in Instrument 20110518-0037962, Register's Office for Davidson County, Tennessee. Nell E. Hilderbrand died on or about November 15, 2014, thereby leaving James R. Hilderbrand as sole heir and administrator of the estate of Nell E. Hilderbrand as per probate file no. 15P-141, in Davidson County, Tennessee.

This conveyance is subject to 1) All matters as set forth per Instrument 201002220013295, 2) Declaration of Covenants, Conditions and Restrictions for Sunset Hills of record in Instrument 200706050067129, 3) Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Sunset Hills of record in Instrument 201102030009586, 4) Supplement and Amendment No. 2 to the Declaration of Covenants, Conditions and Restrictions for Sunset Hills of record in Instrument 201307120072091, 5) Supplement and Amendment No. 4 to the Declaration of Covenants, Conditions and Restrictions for Sunset Hills of record in Instrument 201502270017000, said Register's Office.

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 256 Sundown Drive, Antioch, TN 37013
(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 28th day of May, 2015.

James R. Hilderbrand

James R. Hilderbrand

State of Tennessee
County of DAVIDSON

Personally appeared before me James R. Hilderbrand, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

Jill L. Swicegood

Notary Public ~~Chris Jackson~~
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129