RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 15001010400
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
William Medders and Katie Medders
502 Rural Hill Rd.
Nashville, TN 37217

SEND TAX BILLS TO:
~~New Owner~~
Farmington Mortgage
2002 Richard Jones Rd
Ste 300A, Nashville, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **HEATHER HILLEY AND WIFE, DARYL HILLEY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **WILLIAM MEDDERS AND KATIE MEDDERS, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 117, on the Plan of Edge O Lake Estates, Section IV, as shown by plat appearing of record in Plat Book 3600, page 87, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Heather Hilley and wife, Daryl Hilley, by Warranty Deed from Shannon Parker and Justin T Parker, dated June 24, 2008, appearing of record in Instrument Number 20080711-0071499, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 3600, page 87, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 502 Rural Hill Rd, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20150052458 DEEDWARR
Recvd: 06/30/15 11:20 2 pgs
Fees:13.00 Taxes:562.40
20150630-0062956

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of June, 2015.

Daryl Hilley

Heather Hilley

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Daryl Hilley and Heather Hilley, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 8/18/18

LORI H. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 08-18-2018 RUTHERFORD COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $152,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 11-3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY