BILL GARRETT, Davidson County
Trans: T20150061457 DEEDWARR
Recvd: 07/27/15 14:42 2 pgs
Fees: 13.00 Taxes: 66.60
20150727-0073772

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-18

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard Suter	New Owner	133160A085.00 (Unit G-11)
(NAME)	(NAME)	
5943 Post Road		133-16-0A-103.00 (Unit H-8)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust and Nancy T. Hillin, Individually, by and through Lisa H. Taylor as Attorney-In-Fact,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonard Suter**, 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, more particularly described as follows:

Unit G-11, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibits A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Land in Davidson County, Tennessee, more particularly described as follows:

Unit H-8, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibits A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being a part of the same property conveyed to Eljay Properties, a partnership composed of James R. Hillin, Nancy T. Hillin, and Lisa Kay Hillin by Warranty Deed dated 02/28/1985 from Barcelona Associates, a joint venture of record in Book 6501, Page 194, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to James R. Hillin and wife, Nancy T. Hillin by Quit Claim Deed dated 06/17/1987 from Eljay Properties, a partnership composed of James R. Hillin, Nancy T. Hillin and Lisa Kay Hillin of record in Book 7936, Page 432, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to James R. Hillin and wife, Nancy T. Hillin, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship) by Quit Claim Deed dated 08/12/2008 from James R. Hillin and wife, Nancy T. Hillin and Jeffrey Mobley, Trustee of record in Instrument 200808190084995, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Nancy T. Hillin, Trustee of the James R. Hillin Bypass Trust by Executor's Quitclaim Deed dated 09/16/2011 from Nancy T. Hillin, Executor of the Estate of James R. Hillin, deceased (the "decedent"), who died on July 1, 2009 of record in Instrument 201109200072752, Register's Office for Davidson County, Tennessee. Lisa H. Taylor succeeded Nancy T. Hillin as Trustee upon the resignation of Nancy T. Hillin on June 18, 2015.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 270 Tampa Drive, G-11, Nashville, TN 37211
270 Tampa Drive, H-8, Nashville, TN 37211

(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 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 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 our hands this 22nd day of July, 2015.

JAMES R. HILLIN BYPASS TRUST

By: Lisa H. Taylor Trustee
Lisa H. Taylor, Trustee

Nancy T. Hillin by Lisa H. Taylor, Attorney In Fact
Nancy T. Hillin, Individually
By: Lisa H. Taylor, Attorney in Fact

State of Tennessee

County of Davidson

On this 22 day of July, 2015 before me, a Notary public in and for said County and State, personally appeared Lisa H. Taylor, , with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Trustee of the James R. Hillin Bypass Trust, and who executed the foregoing instrument, acknowledging that she did so as her free act and deed, n her capacity as Trustee, for intention of binding the Trust hereto, being duly authorized so to do..

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lisa H. Taylor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Nancy T. Hillin and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal. on July 22, 2015

Notary Publlic

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019