WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063607 DEEDWARR
Recvd: 08/03/15 12:33 2 pgs
Fees:13.00 Taxes:358.16
20150803-0076413

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$96,800.00.** Aisha Hall
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2015.

Notary Public

My commission expires: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tomeka C. Davis	Caliber Home Loans, Inc.	**Map 150-02-0 Parcel 235-00**
3083 Brantley Drive	3701 Regent Blvd, Ste. 200	
Antioch, TN 37013	Irving, TX 75063	

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,

Jerry D. Hill, a widower

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

Tomeka C. Davis

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. 171-A, Zone Lot Division, Resubdivision of Lots 170, 171 and 172 of Harbor Gate, Section 2, Revised, of record in Book 6200, Page 629, and amended in Book 8250, Page 448, 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 Jerry D. Hill and wife, Donna R. Hill, as tenants by the entirety, by Deed dated August 25, 1995 from Steven N. Taylor, unmarried, of record in Book 9778, Page 80, Register's Office for Davidson County, Tennessee. Donna R. Hill died August 19, 2013 and said interest is now vested in Jerry D. Hill as surviving tenant by entirety.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6200, Page 627, and amended in Book 8250, Page 448, 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 5300, Page 909, and in Book 5904, Page 79, Register's Office for Davidson County, Tennessee. (3) R-O-W Agreement in favor of Gulf Interstate Gas Company, of record in Book 2242, Page 247, said Register's Office; Partial Release of Agreement of record in Book 4438, Page 703, said Register's Office. (4) Right of way to Columbia Gulf Transmission Company of record in Book 2875, Page 299, said Register's Office; Partial Release of Agreement of record in Book 5780, Page 952, said Register's Office. (5) Restrictive Covenants contained in instrument of record in Book 6366, Page 494, and in Plat Book 8250, Page 448, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the grantees herein

This is improved (__X__) Unimproved (____) property, known as **3083 Brantley Drive, Antioch, TN 37013**

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 31 day of July, 2015.

Jerry D. Hill

Jerry D. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jerry D. Hill,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of July, 2015.

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.