WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

MELINDA SUTHERLAND — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

O-LR-15-3844

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Grey Ladd	Same address	
(NAME)	(NAME)	**061-10-020.00**
3844 Hutson Avenue	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEPHEN HILL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT GREY LADD,** unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly One-Half of Lot 234, Map of Maplewood Heights, Second Subdivision, as shown on plat of record in Plat Book 547, Pages 103 and 104, in the Register's Office, Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Southeast corner of Lot 234, the common corner of Lots 234 and 235; thence Westerly with the line between Lots 234 and 235, 300 feet to a point; thence along the rear line of Lot 234 in a Northerly direction 50 feet to a point; thence Easterly along a line parallel to the line between Lots 234 and 235, 300 feet to the Westerly margin of Hutson Avenue; thence along the Westerly margin of Hutson Avenue in a Southerly direction 50 feet, more or less, to the point of beginning.

Being the same property conveyed to Stephen Hill by Warranty Deed from Donald W. Horne and Jeffrey W. Horne, as tenants in common to an undivided 50% interest vested in each, of record in Instrument No. 20090702-0061714, Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on July 02, 2009.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 103 and 104, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3844 Hutson Avenue , Nashville, Tennessee 37216**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20150067244 DEEDWARR
Recvd: 08/12/15 12:40 2 pgs
Fees:13.00 Taxes:573.50
20150812-0080724

Witness my/our hand(s) this the 17th DAY OF JULY, 2015.

Stephen Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN HILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2015.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

