THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15095466

BILL GARRETT, Davidson County
Trans:T20150087963 DEEDWARR
Recvd: 10/15/15 13:46 2 pgs
Fees:13.00 Taxes:980.50

20151015-0104974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 2015.

Notary Public
My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Hillin 5201 GRANNY White PK NASHVille TN 37220	New Owner	Tax Parcel ID No. 146-11-137.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda C. Bostic and Randall Bostic Jr., Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Hillin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Haileywood Estates, Section I, as shown on plat of record in Plat Book 2330, Page 57, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from Amanda L. Corn and Randall Bostic, Jr. to Amanda C. Bostic and husband, Randall Bostic Jr., as recorded on the 19th day of May, 2006 in Instrument No. 20060519-0058791 and Warranty Deed from Christopher Nebel, unmarried to Amanda L. Corn, unmarried and Randall Bostic, Jr. unmarried, as joint tenants with the right of survivorship, as recorded on the 11th day of May, 2004 in Instrument No. 20040511-0053879, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION I, as recorded in Plat Book 2330, Page(s) 57.

This is improved property located at 5100 REGENT DR Nashville, TN 37220-1913.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2015.

Amanda C. Bostic

Randall Bostic Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda C. Bostic and Randall Bostic Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____