BILL GARRETT, Davidson County
Trans:T20150089135 DEEDWARR
Recvd: 10/20/15 10:51 2 pgs
Fees:13.00 Taxes:425.50

20151020-0106460

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150200067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of October, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Combs, Sr. **250 Eisenhower Drive** **Nashville, TN 37211**	**SAME**	**134-13-0-090.00**

FOR AND IN 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,

Houston E. Hill

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

Christopher L. Combs, Sr. and Sherry D. Combs

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, described as follows, to-wit:

BEING Lot No. 176 on the plan of Kenilworth Estates, Section 4, of record in Book 3300, Pages 34, 35, and 36, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Eisenhower Drive, at the corner of Lots Nos. 175 and 176; thence with the line between said two lots, northerly 92 feet to the corner of Lots Nos. 176 and 177; thence with the line between said two lots, westerly 115.7 feet to the easterly margin of Jeffery Drive; thence with the same, southerly 57.2 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, southeasterly 31.4 feet to the northerly margin of Eisenhower Drive; thence with the same, easterly 81.5 feet to the beginning.

BEING the same property conveyed to Houston E. Hill by Warranty Deed from Deborah W. Melton and Brenda P. Crocker, heirs of the Estate of John Roger Price, dated 10/17/14 and recorded 10/20/14 in Instrument Number 20141020-0096273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **250 Eisenhower Drive, Nashville, TN 37211**
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 17th day of October, 2015.

Houston E. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 2015.

Commission Expires:_____

Notary Public

