WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Evelyn McKinney Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 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
Benjamin H. Hill	SunTrust Mortgage Inc.	116-14-0-005.00
(NAME)	(NAME)	
5 Carriage Hill	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(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, **Jean L. Knox, an unmarried woman**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin H. Hill and Evelyn McKinney Hill, husband and wife**, 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:

All that certain tract or parcel of land, located in Davidson County, Tennessee, described as follows, to wit:

Tract #1:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 6 on the Map of Bransford Realty Company and Johnson Bransford's Subdivision of a 40 acre tract and Lot No. 27 and part of 28 Deer Park, of record in Book 421, Page 67, Register's Office for said County.

Said part of Lot No. 6 fronts 100 feet on the southerly side of Bellevue Drive North, and runs back between lines, 265-1/2 feet on the easterly line and 240 feet more or less on the westerly line, to a dead line in the rear on which it measures 94.8 feet.

Tract #2:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee. Said Lot No. 71 fronts 50 feet on the easterly side of 39th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to William H. Knox, III and wife, Jean L. Knox by Warranty Deed dated 08/05/1980 from Elisha P. Carrier, unmarried, filed for record on 08/06/1980 in Record Book 5633, Page 915, Register's Office for Davidson County, Tennessee and further conveyed to William H. Knox and wife Jean C. Knox by Warranty Deed dated 12/28/1984 from Richard A. Sneed, filed for record on 12/28/1984 in Record Book 6460, Page 208, Register's Office for Davidson County, Tennessee and further conveyed to Jean L. Knox by Quitclaim Deed dated 07/22/1987 from William H. Knox, III, filed for record on 07/23/1987 in Record Book 7304, Page 860, Register's Office for Davidson County, Tennessee and further conveyed to William H. Knox, III (50%), as a tenant in common by Quitclaim Deed dated 09/25/1995 from Jean L. Knox, filed for record on 09/27/1995 in Record Book 9808, Page 529, Register's Office for Davidson County, Tennessee and further conveyed to William H. Knox, III and my spouse, Jean L. Knox, as tenants by the entirety, by Quitclaim Deed dated 10/18/2013 from William H. Knox, III and Jean L. Knox, filed for record on 10/30/2013 in Instrument No. 20131030-0112884, Register's Office for Davidson County, Tennessee. The said William H. Knox, III is now deceased leaving his wife Jean L. Know as the surviving tenant by the entirety.

BILL GARRETT, Davidson County
Trans:T20150107792 DEEDWARR
Recvd: 12/22/15 08:32 2 pgs
Fees:13.00 Taxes:2886.00
20151222-0128327

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 5 Carriage Hill, Nashville, TN 37205

(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 21st day of December, 2015.

Jean L. Knox

Jean L. Knox

State of Tennessee

County of Davidson

On this 21st day of December, 2015. before me, a Notary public in and for said County and State, personally appeared Jean L. Knox, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

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