WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023358 DEEDWARR
Recvd: 03/22/16 14:12 2 pgs
Fees:13.00 Taxes:1661.30
20160322-0027184

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

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
Lainie Allbee, Trustee	Lainie Allbee, Trustee	144-10-0 014.00
(NAME)	(NAME)	
P. O. Box 128287	P. O. Box 128287	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, **Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust and Nancy T. Hillin, Individually by and through Lisa H. Taylor, as Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lainie Allbee, Trustee of The 2239 Chickering Lane Trust u/a/d March 15, 2016**, 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:

Map and Parcel 144-10-0 014.00

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 40 on the Plan of Chickering Valley, as of record in Book 2331, pages, 121, 122, and 123, Registers Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 300 feet on the westerly side of Chickering Lane and extends back 290.2 feet on the northerly line and 296.8 feet on the southerly line, to a dead line in the rear, which is a broken line on which it measures 303.89 feet thereon.

Being a part of the same property conveyed to James R. Hillin and wife, Nancy T. Hillin, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship) by Quit Claim Deed dated 08/12/2008 from James R. Hillin and wife, Nancy T. Hillin and Jeffrey Mobley, Trustee of record in Instrument 200808190084995, Register's Office for Davidson County, Tennessee and

Being a part of the same property conveyed to Nancy T. Hillin, Trustee of the James R. Hillin Bypass Trust by Executor's Quitclaim Deed dated 09/16/2011 from Nancy T. Hillin, Executor of the Estate of James R. Hillin, deceased (the "decedent"), who died on July 1, 2009 of record in Instrument 201109200072752, Register's Office for Davidson County, Tennessee. Lisa H. Taylor succeeded Nancy T. Hillin as Trustee upon the resignation of Nancy T. Hillin on June 18, 2015.

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 2239 Chickering Lane, 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 15th day of March, 2016.

Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust

of the James R. Hillin Bypass Trust

Nancy T. Hillin, Individually

Nancy T. Hillin, Individually

By: Lisa H. Taylor, Attorney in Fact
Power of Attorney of Record in
Instrument No. 20080925-0097749

Lisa H. Taylor, Attorney In Fact

State of Tennessee

County of Davidson

On this 15th day of March, 2016, before me, a Notary public in and for said County and State, personally appeared Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, in her capacity as Trustee 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.

WITNESS my hand and seal this 15th day of March, 2016.

Notary Public

My Commission Expires: 5-6-19

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

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lisa H. Taylor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Nancy H. Hillin and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal this 15th day of March, 2016.

Notary Public

My Commission Expires: 5/6/2019

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