10837

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2016

Hilary Mohsenzadeh

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hip City Homes, LLC	"New Owner"	102 08 0 042.00
(NAME)	(NAME)	
746 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tyler Ewing and Jessica Cole,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hip City Homes, LLC,** a Tennessee Limited Liability Company, 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 TN being described as:

Lot/Unit No. 33 of the Plan of Horton Heights, Section IV being recorded in Plat Book 1835, Page 129, Register's Office of Davidson County, Tennessee, to which plat/parcel reference is hereby made for a more particular description.

Being the same property conveyed to Tyler Ewing and Jessica Cole, husband and wife, by Warranty Deed from Donald F. Hale, Jr. (one and the same as Donald Frederick Hale, Jr.) and Donna JoAnn Hale, as the remaining and only heirs at Will of Donald F. Hale, of record in Instrument No. 20130717-0073711, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 833 Russleo Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160043930 DEEDWARR
Recvd: 05/25/16 10:24 2 pgs
Fees: 13.00 Taxes: 962.00
20160525-0052439

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 my/our hands this 17th day of May, 2016.

Tyler Ewing

Jessica Cole

State of Tennessee
County of Williamson

Personally appeared before me Tyler Ewing and Jessica Cole, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2016.

Notary Public
My Commission Expires: _____

File No.: 10837

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017