WARRANTY DEED

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Kalem Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF June, 2016.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy David Hill and Timothy Vaughn Hill and Elizabeth Denney Hill	New owner	
(NAME)	(NAME)	161-10-7
5144 Cochran Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 P. MILLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY DAVID HILL, UNMARRIED AND TIMOTHY VAUGHN HILL AND WIFE, ELIZABETH DENNEY HILL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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, being Lot No. 1006 on the Plan of Brentwood Hall, Section 14, of record in Plat Book 2663, Page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jean Miller by Quitclaim Deed from Ramon E. Womac, Trustee, dated April 29, 1983, of record in Book 6072, Page 311, Register's Office for Davidson County, Tennessee; Previously being the same property conveyed to Robert F. Miller and wife, Jean P. Miller by deed from Thomas M. Fritchett and R. L. Eatherly, Trustee, of record in Book 2910, Page 299, said Register's Office. Jean P. Miller and Jean Miller are one and the same person.

This was not the principal place of residence for the Grantor.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 2663, Page 129, said Register's Office; and restrictive covenants of record in Book 1788, Page 143, Book 2396, Page 523, and Book 2905, Page 287, said Register's Office.

unimproved
This is improved x property, known as 5144 Cochran Drive, Nashville, TN 37220
(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.

BILL GARRETT, Davidson County
Trans:T20160053868 DEEDWARR
Recvd: 06/24/16 08:52 2 pgs
Fees:13.00 Taxes:1091.50
20160624-0064431

Witness my hand this 21st day of JUNE, 2016

JEAN P. MILLER

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 Jean P. Miller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of June, 2016.

Commission expires: 4/20/19

Kirkland A. Mason
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public