STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES 3/26/17
File No. 16-5413D

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160057756 DEEDWARR
Recvd: 07/07/16 09:31 3 pgs
Fees:18.00 Taxes:1091.50
20160707-0069433

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Madison Steel and Iron Works of TN, Inc., a Tennessee Corporation (NAME)	Same (NAME)	42-16-52.00, 53.00 & 54.00
312 Woodruff St. (STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Teresa Lynn Hillier, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madison Steel and Iron Works of TN, Inc., a Tennessee Corporation,** 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:

TRACT 1

Land in Davidson County, Tennessee, being part of Lot Nos. 47 & 48 on the plan of Douglas Levine Subdivision at Madison, as shown by plat of record in Plat Book 547, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Beginning at a point in the northerly margin of Woodruff Street, 150 feet west of the southeast corner of Lot 47 and running thence westwardly with the northerly margin of said street to the railroad right-of-way at an underpass of the Louisville & Nashville Railroad; thence northerly with the east margin of said right of way 200 feet, more or less, to the north side of Lot No. 48; thence eastwardly with the north line of said Lot 48 to a point in said north line 150 feet west of the northeast corner of said Lot No. 48; thence southwardly parallel with the east line of said Lot Nos. 47 and 48 and 150 feet west of the same, to the point of beginning.

BEING the same property conveyed to Teresa Lynn Hillier from Teresa Lynn Hillier, Successor Trustee of the Bobby Joe Knight Revocable Living Trust Agreement dated April 15, 1994 and restated October 30, 2007, by Trustees Quitclaim Deed dated February 17, 2012, as Instrument No. 20120217-0014351, in the Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being the west 50 feet of the east 150 feet of Lot Nos. 47 and 48 on the Map of Douglas-Levine Subdivision at Madison, of record in Book 547, page 44, Register's Office for said County.

Said part of Lots front 50 feet on the North side of Woodruff Street as measured around a slight curve in said street and runs back between lines 200 feet more or less to the south line of Lot No. 49 on which it measures 50 feet.

BEING the same property conveyed to Teresa Lynn Hillier from Teresa Lynn Hillier, Successor Trustee of the Bobby Joe Knight Revocable Living Trust Agreement dated April 15, 1994 and restated October 30, 2007, by Trustees Quitclaim Deed dated February 17, 2012, as Instrument No. 20120217-0014352, in the Register's Office for Davidson County, Tennessee.

TRACT 3
Land in Davidson, Tennessee, being the westerly 50 feet of the easterly 100 feet Lot 47, and the westerly 50 feet of the easterly 100 feet of the southerly 50 feet of Lot No. 48 on the Plan of Douglas Levine Subdivision, as of record in Book 547, page 44, Register's Office for said County.
Said part of Lot No. 47 fronts 50 feet on the northerly side of Woodruff Street, and together with said part of Lot No. 48, runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Teresa Lynn Hillier from Teresa Lynn Hillier, Successor Trustee of the Bobby Joe Knight Revocable Living Trust Agreement dated April 15, 1994 and restated October 30, 2007, by Trustees Quitclaim Deed dated February 17, 2012, as Instrument No. 20120217-0014353, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

TRACT 1

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee.

2. Subject to Warranty Deed to Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Book 4878, page 860, Register's Office for Davidson County, Tennessee.

3. Easement as recorded in Instrument No. 201202280017172 Register's Office for Davidson County, Tennessee.

TRACT 2

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee.

5. Right of Way Deed as recorded in Book 4822, page 433, Register's Office for Davidson County, Tennessee.

TRACT 3

6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee.

7. Right of Way Deed as recorded in Book 4818, page 320, Register's Office for Davidson County, Tennessee.

TRACTS 1, 2, and 3

8. No estate work was performed on the subject property.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The property being conveyed herein is not the marital residence of the Grantor and/or her spouse.

This is improved property, known as 304 & 308 & 312 Woodruff St., Madison, TN 37115.

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. Whenever 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 hand(s) this 5th day of July, 2016.

Teresa Lynn Hillier

Teresa Lynn Hillier

July 05, 2016
Date

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 Teresa Lynn Hillier, married, 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, this 5th day of July, 2016.

My Commission Expires: 8/24/18

DAVID SCOTT SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066