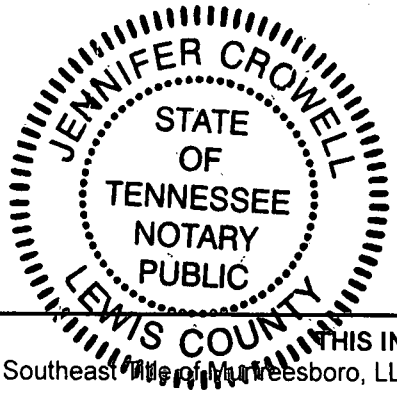
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick R. Hill	FREDERICK R. HILL	164130A02200CO
(NAME)	(NAME)	
209 Daffodil Court	209 DAFFODIL COURT	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH, TN, 37013	
(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, **Tanyaloquesh Woodlee- McGhee and James Anthony McGhee, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frederick R. Hill and Jessica D. 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:

BEING Lot No. 69 on the Final Plat, Phase Three, Treehaven Subdivision, as shown by plat of record in Instrument #20040913-0110149, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tanyaloquesh Woodlee- McGhee and James Anthony McGhee, wife and husband by deed from Capitol Homes, Inc., a Tennessee Corporation, dated 7-29-05 of record in Instrument #20050808-0093540, Register's Office for said County.

This is improved ☑ property, known as 209 Daffodil Court, Antioch, TN 37013
(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:T20160060693 DEEDWARR
Recvd: 07/15/16 08:51 2 pgs
Fees:13.00 Taxes:862.10
20160715-0072663

Witness our hands this 12th day of July, 2016.

Tanyaloquesh Woodlee- McGhee

James Anthony McGhee

State of Tennessee
County of Rutherford

Personally appeared before me Tanyaloquesh Woodlee- McGhee and James Anthony McGhee, 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 12th day of July, 2016.

Notary Public Carla R. Dillard
My Commission Expires: 12.8.16

File No.: 0546

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE