THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0360

Map-Parcel No. 161-07-0-111.00

BILL GARRETT, Davidson County
Trans:T20160070439 DEEDWARR
Recvd: 08/15/16 09:55 2 pgs
Fees:13.00 Taxes:749.99

20160815-0084595

Property Address:
509 Hilson Court, Nashville, TN 37211

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WARRANTY DEED

Send Tax Statements To:
New Owner

Grantee's Name, Address:
NEAL WATERS
4400 Belmont Park Terrace
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **YOLANDA MEDINA, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **NEAL WATERS, married**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Section One, McMurray Woods Addition, of record in Book 4675, page 6 & 7, 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 YOLANDA MEDINA from J.C. PEACH, by deed dated April 27, 2005, and recorded on May 13, 2005 in Instrument No. 20050513-0054116, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN WAS NEVER THE PLACE OF RESIDENCE OF THE GRANTOR AND GRANTORS SPOUSE.

This is improved property known as, 509 Hilson Court, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, his heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 4675, page 6 and 7, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 4727, page 673, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 11 day of August, 2016.

YOLANDA MEDINA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **YOLANDA MEDINA,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 11 day of August, 2016.

STEPHANIE A. QUINN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF Rutherford

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$202,699.00**.

B. Currey
Affiant

SWORN TO and subscribed before me on this 12th day of August, 2016.

Kristina Kaye Ditinno
Notary Public

KRISTINA KAYE DITINNO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 4/24/2018