WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **THE 24th DAY OF AUGUST, 2016.**

Notary Public

MY COMMISSION EXPIRES: 1/15/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert F. Hills	new owner	155080C12000CO
(NAME)	(NAME)	
1401 Calloway Court		
(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, **Marina L. Sanchez and husband, Miguel M. Sanchez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert F. Hills, unmarried,** 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. 120, on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347; amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marina L. Sanchez and husband, Miguel M. Sanchez by deed dated August 28, 2008 from Taylor Colby of record in Instrument No. 20080902-0089903, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1401 Calloway Court, Nashville, TN 37221
aka 6913 Collinswood Drive, Nashville, TN 37221
(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:T20160074601 DEEDWARR
Recvd: 08/26/16 09:35 2 pgs
Fees:13.00 Taxes:1094.83
20160826-0089403

Witness my/our hands this **24th day of August, 2016**.

Marina L. Sanchez

Miguel M. Sanchez By: Marina L. Sanchez as Attorney-in-Fact

State of **Tennessee**
County of **Davidson**

On this **24th day of August, 2016,** before me, the undersigned, of State and County aforesaid, personally appeared **Marina L. Sanchez** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal this 24th day of August, 2016.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public — I. Dyke Tatum

My Commission Expires: 5/8/2017

State of **Tennessee**
County of **Davidson**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Marina L. Sanchez** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Miguel M. Sanchez** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal this **24th day of August, 2016.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public — I. Dyke Tatum

My Commission Expires: 5/8/2017

File No.: 16-Hills