THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16078554**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2016. Notary Public My Commission Expires:

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
...od, TN 37027

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160078226 DEEDWARR
Recvd: 09/07/16 10:26 2 pgs
Fees:13.00 Taxes:1887.00
20160907-0093836

WARRANTY DEED

Address New Owner: James H. Hillin and Christina Fisher Hillin 1134 Oman Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-00-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Woodroof Corner, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James H. Hillin and Christina Fisher Hillin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th Civil District of said County, described according to a survey made by Stephen A. Draper, Surveyor, May 17, 1954, as follows:

Beginning at a point in the center of Oman Memorial Drive 465 feet easterly from the intersection of the center line of said Drive and the center line of Granny White Pike; thence North 10 deg. 31 min. 305.9 feet to an iron pin, said point being also 460.4 feet easterly from the center line of Granny White Pike; thence North 68 deg. 35 min. East 203.6 feet; thence South 11 deg. 58 min. East 343.6 feet to the center line of said Oman Memorial Drive; thence with the center of said Drive, South 78 deg. 82 min. West 165 feet and continuing on with same, South 79 deg. 29 min. West 35 feet to the beginning, containing 1.33 acres, more or less.

Being the same property conveyed to Woodroof Corner, LLC by Warranty deed from Andrew E. Price, unmarried of record in Instrument No. 20130312-0024465 Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on March 12, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Restrictions of record in Book 2280, Page 424 (EXPIRED), in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1134 Oman Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2016.

Woodroof Corner, LLC

BY: _____
John R. Mitchell, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R Mitchell, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of Woodroof Corner, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 1st day of September, 2016.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018