BILL GARRETT, Davidson County
Trans:T20160080111 DEEDWARR
Recvd: 09/13/16 11:12 2 pgs
Fees:13.00 Taxes:436.23
20160913-0096131

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $117,900.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2016.

Notary Public

My commission expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Adam Williams and Megan Williams, and Julian Rogers	**Adam Williams and Megan Williams, and Julian Rogers**	**087-09-0-041.00**
4558 Brooke Valley Drive	**P.O. Box 60623**	
Hermitage, TN 37076-2650	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hidden Grove, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Adam Williams and Megan Williams, Husband and Wife, and Julian Rogers, a Single Man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 197, on the Plan of Valley Grove, Section 8, of record in Plat Book 5200, page 606, Register's Office for 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 Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable living Trust dated May 20, 2011 by Quitclaim deed from Ernest J. Phipps, of record in Instrument No. 20120821-0075017 Register's Office for Davidson County, Tennessee, dated August 13, 2012 and recorded on August 21, 2012.

Being the same property conveyed to Hidden Grove, LLC by Warranty deed from Ernest J. Phipps, Trustee of the Ernest J. Phipps Revocable living Trust dated May 20, 2011 of record in Instrument No. 20140820-0075920 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 20, 2014.

This is X improved ☐ unimproved property known as **4558 Brooke Valley Drive, Hermitage, TN 37076-2650.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of September, 2016.

Hidden Grove, LLC
By: Lance Kline, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Lance Kline,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the member of Hidden Grove, LLC and is authorized by said company to execute this instrument on its behalf.

Witness my hand and official seal this 8th day of September, 2016.

Notary Public
My Commission Expires: 4.24.19

