Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2016

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
THE 224 ELYSIAN FIELDS RD TRUST Po Box 160772 Nashville, TN 37216	New owner	133-12-0-131.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARY GAYLE LANGDON HILYER,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 224 Elysian Fields Rd Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46, as shown on the map entitled the Plan of Valley View Meadows, Section Three, of record in Plat Book 3700, pages 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH A. LANGDON AND WIFE, MARTHA LANGDON, by deed from RANDALL PHILLIPS BUILDERS, INC., of record in Book 4151 page 628, dated July 7, 1967, said Register's Office. The said Joseph A. Langdon having since died on or about March 6, 1995 leaving Martha Langdon the surviving tenant by the entirety. The said Martha Langdon having since died on or about March 5, 2012 devising subject to Mary Gayle Langdon Hilyer pursuant to her will of record in the Seventh Circuit Probate Division Court for Davidson County, Tennessee, Docket No. 14P1280, a certified copy of which is of record in Instrument No. 20140814-0073473, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 224 Elysian Fields Road, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans: T20160103642 DEEDWARR
Recvd: 11/23/16 09:53 2 pgs
Fees: 13.00 Taxes: 529.10
20161123-0123639

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.

WITNESS my hand this the 17th day of November, 2016.

Mary Gayle Langdon Hilyer
MARY GAYLE LANGDON HILYER

Benjamin F. Hilyer Jr.
Benjamin Franklin Hilyer Jr.

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 **MARY GAYLE LANGDON HILYER and** Benjamin Franklin Hilyer Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of November, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016094785

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON