WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106486 DEEDWARR
Recvd: 12/05/16 08:55 2 pgs
Fees:13.00 Taxes:954.60

20161205-0127087

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew C. Hardy	Matthew C. Hardy	147 02 0 095.00
(NAME)	(NAME)	
553 Harding Place	553 Harding Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James Winston Tiller, a/k/a James Wintston Tiller, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew C. Hardy, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 407 on the Plan of Section Two, Caldwell Hall, as of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 407 fronts 85 feet on the south margin of Harding Place and extends back 169.95 feet on the easterly line and 168.3 feet on the westerly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Thomas A. Hogan, Jr., and wife, Betty Church Hogan, by Warranty Deed from Anna Claire Carter, unmarried, dated November 12, 1976, of record in Book 5087, page 878, Register's Office for Davidson County, Tennessee. Thomas A. Hogan, Jr. died, whereupon Betty Church Hogan became the sole owner of said property as the surviving tenant. AND Being the same property conveyed to James Wintston Tiller, married, by Quitclaim Deed from Betty Church Hogan, a/k/a Betty C. Hogan, a/k/a Betty Hogan Tiller, dated April 4, 2016, of record in Instrument No. 20160404-0032085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2900, page 96; and Restrictions of record in Book 3097, page 407, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 553 Harding Place, Nashville, TN 37211

(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.

Witness this 30th day of November, 2016.

James Winston Tiller

Melissa Tiller *

* I, Melissa Tiller, wife of James Winston Tiller, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Winston Tiller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of November, 2016.

Notary Public
My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Melissa Tiller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of November, 2016.

Notary Public
My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017