WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. mlt 5726

BILL GARRETT, Davidson County
Trans: T20160110792 DEEDWARR
Recvd: 12/16/16 13:02 2 pgs
Fees: 13.00 Taxes: 1276.50
20161216-0132208

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161100646

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$345,000.00 X Elisa Hill
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of December, 2016
Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisa Hill and Brad Hill	**Franklin Synergy Bank**	**083-03-0-157.00**
1202 Riverside Drive	**722 Columbia Ave.**	
Nashville, TN 37206	**Franklin, TN 37064**	

FOR AND IN 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, WE,

Therese Winnington, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elisa Hill and Brad Hill, wife and husband

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 part of Lots 35 and 36 on the Map of W. S. Ashworth's Subdivision of certain lots in Brownsville, of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, and shown on the Map showing subdivision of part of Lots 37 and 39 on said Ashworth Subdivision, of record in Book 547, Page 131, Register's Office for Davidson County, Tennessee.

SAID part of Lots 35 and 36 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines, 177 feet more or less to a dead line in the rear which measures 50 feet thereon.

BEING the same property previously conveyed to Amanda Dean, Trustee of The 1202 Riverside Drive Trust, by Warranty Deed from Christopher W. Haddock and Joyce Haddock, husband and wife, dated 7/1/15 and recorded 7/6/15 in Instrument Number 20150706-0064912; and previously conveyed to Christopher W. Haddock and Joyce Haddock, husband and wife, by Warranty Deed from George H. Donigian, married, dated 9/17/10 and recorded 9/23/10 in Instrument Number 20100923-0075890, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Therese Winnington, an unmarried woman, by Warranty Deed from The 1202 Riverside Drive Trust, dated 8/3/15 and recorded 8/5/15 in Instrument Number 20150805-0078081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1202 Riverside Drive, Nashville, TN 37206**
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 our hands this 14th day of December, 2016.

Therese Winnington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therese Winnington the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2016.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018