BILL GARRETT, Davidson County
Trans:T20170007124 DEEDWARR
Recvd: 01/25/17 10:25 2 pgs
Fees:13.00 Taxes:425.50
20170125-0008065

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 $715,000.00

Affiant

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 23rd day of January, 2017

Annette Belyea
Notary Public
My commission expires: 9-19-18

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie Fredrick	New owner	050-11-0-175.00
3624 Chesapeake Drive		
Nashville, TN 37207		

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, **Amanda Dean, as Trustee for The Hill Family Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Julie Fredrick and Nickalos Fredrick,** 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:

Being Lot No. 130 on the plan of Timberwood Estates, Section 4, of record in Book 6900, Page 228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Dean, as Trustee for The Hill Family Trust, by Quitclaim Deed, from Josephine A. Hill, unmarried, dated December 12, 2016 of record in Instrument No. 20170111-0003274, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Oscar Hill and wife Josephine A. Hill by Warranty Deed from Earheart Realty and Construction dated May 24, 1989 of record in Book 7853, Page 901, Register's Office for Davidson County, Tennessee. The said Oscar Hill having died leaving subject property to Josephine A. Hill by right of survivorship.

Being also known as 3624 Chesapeake Drive, Nashville, Tennessee 37207.

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 3624 Chesapeake Drive, Nashville, TN 37207

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.

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 23rd day of January, 2017.

The Hill Family Trust

By: _____
Amanda Dean

Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean, as Trustee for The Hill Family Trust,** 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 23rd day of January, 2017.

_____
Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBE[illegible]SON

My Commission expires: 5-5-19

FILE NO: 2017014986