Davidson County DEEDWARR
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Fees:23.00 Taxes:3274.50
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#33468

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33468-01-2017** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Affiant Subscribed and sworn to before me this 1st day of February, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Sterling Hillwood, LLC 1070 Visco Drive Nashville, TN 37210	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 13 0 063 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathanael Adam Koch, Executor of the Estate of Sam Oolie, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sterling Hillwood, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 409 West Hillwood Dr., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of February, 2017.

Nathanael Adam Koch, Executor of the Estate of
Sam Oolie, deceased

STATE OF Colorado, COUNTY OF Denver SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nathanael Adam Koch,** Executor of the Estate of Sam Oolie, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2017.

Tomi A. Germar
Notary Public

My Commission Expires: 02/27/2021

TOMI A GERMAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134012801
MY COMMISSION EXPIRES FEBRUARY 27, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Hillwood Estates, Section Four, of record in Book 2133, page 4, Register's Office for said County.

Said Lot No. 37 fronts 200 feet on the southerly margin of West Hillwood Drive and extends back 314 feet on the easterly line and 295 feet on the westerly line to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to Sam Oolie, unmarried by deed dated May 1, 1986 from Jeffrey A. Quitman and wife, Heidi V. Quitman, of record in Book 6847, page 645, Register's Office for Davidson County, Tennessee. Sam Oolie died on November 18, 2015 leaving a Last Will and Testament filed in Docket No. 15P2067, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, Sam Oolie directed the Executor to administer and distribute the real property as part of his probate estate. Letters Testamentary were issue to Nathanael Adam Koch.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 103 13 0 063 00.
2. All matters appearing on the Plan of record as Plat Book 2133, page 4, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Book 6247, page 86, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

