STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 4-11-2020
File No. G17-7412D

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Davidson County DEEDWARR
Recvd: 04/03/17 09:54 2 pgs
Fees:13.00 Taxes:1757.50
20170403-0031980

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hillside Homes Inc. (NAME)	Hillside Homes Inc (NAME)	104-8-243
1219 Villa Place (STREET ADDRESS)	PO Box 1115 (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin TN 37065 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Brenda Steele, Administrator of the Estate of Millicent Rhodes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hillside Homes Inc.**, 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:

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

Being part of Lot No. 29 on the plan of O.B. HAYES Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for said county, described as follows:

Beginning on the westerly margin of Villa Place at the Southeast corner of the property conveyed to Don Q. Pullen by Deed from Aline Lee Fisher and Husband, of record in Book 1302, Page 114, Register's Office for said county; Thence with Pullen's southerly line westwardly 150 feet to the easterly margin of an alley; thence with said alley southwardly 50 feet; thence eastwardly 150 feet to the westerly margin of Villa Place; thence with said place northwardly 50 feet to the beginning.

BEING the same property conveyed to William L. Rhodes and wife Millicent C. Rhodes from Moses McKissack and wife, Miranda McKissack, by Deed dated April 5, 1946, in Book 1372, Page 632, in the Register's Office for Davidson County, Tennessee. The said William Rhodes since died February 28, 2005 leaving the subject property vested in surviving tenant by the entirety Millicent Rhodes. Millicent Rhodes having since died intestate. Pursuant to court order, Probate Case Co. 15P592, Seventh Circuit Court for Davidson County, Tennessee, Brenda Steele, administrator for the Estate of Millicent Rhodes is authorized to convey the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1219 Villa Place, Nashville, TN 37212.

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. Whenever 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/our hand(s) this 30th day of March, 2017.

ESTATE OF MILLICENT RHODES

By: Brenda Steele
Brenda Steele, Administrator

March 30, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Brenda Steele, Administrator for Estate of Millicent Rhodes, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Administrator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2017.

My Commission Expires: 8-12-2018

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON