17.CD-083

BILL GARRETT, Davidson County
Trans:T20170029045 DEEDWARR
Recvd: 04/06/17 10:13 2 pgs
Fees:13.00 Taxes:814.00
20170406-0033719

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE:
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 29th day of March, 2017.

Notary Public
My commission expires: 8/11/20

10-1702-103359

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan J. Hiler	Franklin American Mortgage Co.	126-15-0-B-284.00-CO
405 Trace Court	6100 Tower Circle Suite 600	
Nashville TN 37212	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jamie Fohl, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan J. Hiler and Brittany N. Hiler, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 64, on the Plan of Section Four, Lexington Point Subdivision, of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jamie Fohl, an unmarried man by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated February 14, 2003, recorded February 20, 2003, of record in Instrument No. 20030220-0022392, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 405 Trace Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of March, 2017.

Jamie Fohl

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jamie Fohl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 29th day of March, 2017.

State of Tennessee at Large

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY