| Davidson County | DEEDWARR |
|---|---|
| Recvd: 04/18/17 11:24 | 3 pgs |
| Fees:18.00 Taxes:1220.63 | |
| **20170418-0037690** | |

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $329,900.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2017.

Notary Public

My commission expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Nicholas Kirk**<br>**Amanda McElyea** | **FRANKLIN SYNERGY BANK** | **09615000300** |
| **3103 Lakeland Drive** | **722 Columbia Ave** | |
| **Nashville, TN 37214** | **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 ACKNOWLEDGE, WE,

**Hilda Hill, a married woman**

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

**Nicholas Kirk and Amanda McElyea, Husband and Wife** Both unmarried @ RIGHT AS W

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:

Tract One:
Land in Davidson County, Tennessee, being Lot No. 908 on the Plan of "Cloverhill, Section No. XI", of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 908 fronts 80 feet to the South side of Lakeland Drive and runs back between lines 486.3 feet, more or less, on the West line and 393.4 feet more or less, on the East line to McCrory Creek, measuring 123 feet, more or less, thereon.

Being the same property conveyed to conveyed to Donald Wilson Lewis and wife, Betty F. Lewis, by deed from F.E. Stratton, Jr. and wife, Bettie Straton, dated 12/31/58 of record in Book 2860, Page 405, Register's Office of said County. POurusant to Final decree of Divorce of record in Book 5220, Page 273, said Register's Office, the interest of Donald Wilson Lewis in said property was divested out of him with same being vested in Betty F. Lewis solely.

Tract Two:
Land in Davidson County, Tennessee, being part of Lot 907 on the Plan of "Cloverhill Section No. XI" as of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee.

Beginning at a point on the line between Lots 907 and 908, said point being located 150 feet South of the common front corner on Lakeland Drive; thence Southwardly along said line, passing a witness line at 14 feet, a total distance of 336 feet, more or less, to a point in the center of McCrory Creek; thence along the center of said creek Westwardly 110 feet, more or less, to a point in the Easterly margin of Ironwood Drive; thence along the Easterly margin of Ironwood Drive Northwardly, passing a witness line at 335 feet, a total distance of 343.6 feet, more or less, to a point; thence Easterly 110 feet to the beginning.

Being the same property conveyed to Betty Faye Roberts Lewis from Carl W. Reitman and wife, Sarah M. Reitman, by Warranty Deed dated July 23, 1975, of record in Book 4934, page 877, said Register's Office.

Tract One and Tract Two being the same property conveyed to Hilda Hill, from Jozef Kaslikowski, Executor for the Estate of Betty Fay Lewis, by Warranty Deed dated July 19, 2016, of record in Instrument No. 20160728-0077714, Register's Office for Davidson County, Tennessee.

Darrell Hill enters into the execution of this instrument to convey any and all marital interest in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Easements of record in Book 4911, page 548, Book 4967, page 583, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (_____) property known as 3103 Lakeland Drive, Nashville, TN 37214.

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 in 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 my/our hand(s) this 13th day of April, 2017.

Hilda Hill

Hilda Hill

**Darrell Hill**

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Hilda Hill and Darrell Hill, the within named Grantor(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, at office, this 13th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY