WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Knowles	SAME AS NEW OWNER	04314013100
(NAME)	(NAME)	
801 East Old Hickory Blvd,	Ste 130	
(ADDRESS)	(ADDRESS)	
Madison , TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Mark Hillis and Glenn A. Harris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Knowles , HEREINAFTER CALLED THE GRANTEE, HIS 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 located in Davidson County, Tennessee, described as follows, to-wit:

Being the northerly part of Lots Nos 9 to 17, both inclusive, of Block "A" on the Plan of Yowell Place, as of record in Plat Book 974, Page 61, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front 225 feet on the southerly side of Old Hickory Boulevard and run back between lines 130 feet on the westerly line of Lot 9 and 125 feet, more or less, on the easterly line of Lot 17, along with the westerly margin of Hillcrest Drive, to a dead line in the rear, measuring 236.8 feet, more or less, thereon.

Being the same property conveyed to David Mark Hillis, married and Glenn A. Harris, married, as joint tenants in common from Rodney Jarvis and Rebecca Jarvis, Husband and Wife, by Warranty Deed dated June 15, 2007 of record in Instrument No. 20070618-0072232, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BLOCK "A", YOWELL PLACE OF RECORD IN PLAT BOOK 974, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20170034616 DEEDWARR
Recvd: 04/25/17 09:47 2 pgs
Fees:13.00 Taxes:407.00
20170425-0040321

unimproved ☑

This is improved ☐ property, known as 108 Hillcrest Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 24th day of April, 2017.

David Mark Hillis

Glenn A. Harris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of April, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Mark Hillis and Glenn A. Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-5-19

Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115