WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/17 12:46 2 pgs
Fees:13.00 Taxes:259.00
20170428-0041972



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $70,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 27th day of April, 2017

Notary Public
My Commission expires: 11-5-2018

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 223 McArthur Drive Trust	SAME	043-11-0-032.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hillier Property Management, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 223 McArthur Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 of an unrecorded Plan in Block 13 of a plan recorded in Book 1130, page 37, Register's Office for said County, known as Anderson Estates, described as follows:

Beginning at a point 111.3 feet from a monument located on the southeast corner of Roosevelt Avenue and McArthur Drive; thence eastwardly 136 feet along line between Lots Nos. 66 and 67 to a point on the common corners of Lot Nos. 34 and 35, 66 and 67; thence southwardly 65 feet along the common line of Lots Nos. 34 and 67 to a point on the common corners of Lots Nos. 33, 34, 67 and 68; thence westwardly 136 feet along the common lines of Lots Nos. 67 and 68 to a point on the easterly margin of McArthur Drive; thence northwardly 65 feet along the easterly margin of same to the point of beginning.

Being the same property conveyed to Hillier Property Management, LLC, by deed from Teresa Lynn Hillier, on September 17, 2014, of record in Instrument Number 20140922-0086594, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 37, Register's Office Davidson County, Tennessee.

This is improved property known as: **223 McArthur Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 27, 2017.

Hillier Property Management, LLC

Teresa L Hillier

By Teresa L. Hillier, sole member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Teresa L. Hillier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Hillier Property Management, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Teresa L. Hillier

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

_____ My Commission Expires: 7/5/19

NOTARY PUBLIC

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.