PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170039268 DEEDWARR
Recvd: 05/09/17 09:15 2 pgs
Fees:13.00 Taxes:2312.50
20170509-0045787

W & I Ref: (DM) Title No.: 58891
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan Chapman Elizabeth Chapman 4809 & 4817 Post Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116020A01700 & 116020A01800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$625,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H G Hill Realty Company, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Chapman and Elizabeth Chapman , husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Revised Final Plat of Hill Place of record in Book 9700, page 190, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Revised Final Plat of Hill Place of record in Book 9700, page 180, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

TRACT I: Being part of the same property conveyed to H.G. Hill Realty Company by Warranty Deed from H.G. Hill and wife, Mamie Wilson Hill, dated December 28, 1926 and recorded on February 1927 of record in Book 731, page 542, Register's Office for Davidson County, Tennessee.

TRACT II: Being part of the same property conveyed to H.G. Hill Realty Company by Warranty Deed from H.G. Hill and wife, Mamie Wilson Hill, dated December 28, 1926 and recorded on February 4, 1927 of record in Book 731, page 542, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; **TRACT I:** The Plan, with Owner's Certificate, of record in Book 9700, page 190, said Register's Office, which Plan shows a 50 foot wide access and maintenance easement along the front line of said lot, a 20 foot easement for sanitary sewer purposes along the front line of said lot, A designated building area, and an approximate 100 year flood plain over a portion of said lot. **TRACT II:** The Plan, with Owner's Certificate, of record in Book 9700, page 190, said Register's Office, a designated building area, a 50 foot wide access and maintenance easement along the front line of said lot and a 20 foot wide permanent sanitary sewer easement along the rear line of said lot, and a 20 foot easement for public utility and drainage purposes along the front line and westerly portion of said lot and a 20 foot easement for private sewer service along the southeast rear corner of said lot and an approximate 100 year flood plain over a portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Subject to the right of way of the Louisville & Nashville Railroad over so much of the premises as may lie therein. Subject to the flow of Richland Creek over so much of the premises as may lien therein. Easement Agreement of Level 3 Communications, LLC, of record in Instrument No. 20001207-0120638, said Register's Office. Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

This is improved property, known as 4809/4817 Post Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2017

H G Hill Realty Company, LLC
By: _____
Celeste Patterson, ~~Treasurer~~ President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Celeste Patterson**with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as ~~Treasurer~~ President, (or other officer authorized to execute this instrument) of **H G Hill Realty Company, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand this 24th day of April, 2017

_____
Notary

My Commission Expires: 9/11/17

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $625,000.00.

_____
Affiant

Sworn and subscribed before me this 24th day of April, 2017

_____
Notary

My Commission Expires: 9/11/17

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY