THIS INSTRUMENT PREPARED BY:
Gregg S. Treadway
Haynes, Freeman & Bracey, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans: T20170040150 DEEDWARR
Recvd: 05/11/17 09:09 2 pgs
Fees: 13.00 Taxes: 425.50
20170511-0046708

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $115,00.00.

AFFIANT

Subscribed and sworn to before me this 9 day of May, 2017

NOTARY PUBLIC

My Commission Expires: 6-15-19

PATRICIA B EDISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Ray and Barbara Cutshaw 510 Monica Avenue Goodlettsville, TN 37072	**SAME**	**034-05-0-042.00**

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 ($115,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN ELIJAH HILL, UNMARRIED**, have this day bargained and sold, and do hereby transfer and convey their respective interests unto the said **Ray Cutshaw and wife, Barbara Cutshaw**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 53, as shown on the map entitled the Plan of Gatewood, Section 1, of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES O. HILL SR. AND WIFE, DORIS F. HILL, by deed from JOHN W. RIADOM, III AND WIFE, BEVERLY C. RIADON, of record in Book 3883, page 367, dated April 22, 1965, said Register's Office. JAMES O. HILL, JR. died on or about April 9, 1986, leaving DORIS F. HILL as the surviving tenant by the entirety. DORIS F. HILL died testateon or about October 13, 2016, devising said property to JONATHAN ELIJAH HILL by will of record in Docket No. 2016PR-519 in the Chancery Court for Sumner County, Tennessee.

This is improved property known as *510 Monica Avenue, Goodlettsville, TN 37072.*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns, forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 9 day of MAY, 2017, the bargaining party, having caused my name to be signed hereto on said day and date.

JONATHAN ELIJAH HILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN ELIJAH HILL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at GOODLETTSVILLE, TN this the 9 day of MAY, 2017.

NOTARY PUBLIC

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 6/15/19