WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2017.

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Steward McKibben, Sr.	Michael Steward McKibben, Sr.	Parcel ID:
213 Donelson Hills Drive	213 Donelson Hills Drive	09502003100
Nashville, TN 37214	Nashville, TN 37214	

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 acknowledged, we

Beverly Ann Ogle and Brenda Faye Hill, Devisees under the Will of Clarene Hendrixson Hill

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Steward McKibben, Sr.
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:

Land in Davidson County, Tennessee, being Lot No. 103, on the Map of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot No. 103 fronts 175.01 feet on the northeasterly side of Donelson Hills Drive and runs back between lines, 221.5 feet on the northwesterly line and 242 feet on the southeasterly line to a dead line in the rear on which it measure 200.1 feet.

Being the same property conveyed to Joe B. Hill and wife, Clarene H. Hill by deed from A. L. Murphy and wife, Loreen C. Murphy of record in Book 2490, Page 115, Register's Office for said County, dated January 25, 1956. The said Joe B. Hill died June 11, 2000, and title vested in Clarene H. Hill as surviving tenant by the entirety. The said Clarene H. Hill died testate on June 1, 2016, and the Will was admitted to Probate as Probate No. 16P1698, of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Clarene H. Hill.

This conveyance is subject to Restrictive Covenants of record in Book 2396, Page 365, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 22 and 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 213 Donelson Hills 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 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 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.

BILL GARRETT, Davidson County
Trans:T20170043133 DEEDWARR
Recvd: 05/22/17 09:44 2 pgs
Fees:13.00 Taxes:1073.00
20170522-0050337

Witness our hands this 19th day of May, 2017.

Beverly Ann Ogle

Brenda Faye Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Ann Ogle and Brenda Faye Hill, 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 and official seal at Nashville, Tennessee, this 19th day of May, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.