BILL GARRETT, Davidson County
Trans:T20170043771 DEEDWARR
Recvd: 05/23/17 12:42 2 pgs
Fees:13.00 Taxes:1072.63
20170523-0051174

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of May, 2017, by and between Michael Lake, unmarried, party of the first part, and Angela M. Hilt and Charles R. Hilt, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee being Lot No. 3, on the Plan of Hickory Ridge Subdivision, of record in Instrument No. 20000209-0013329, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Michael Lake by virtue of Divorce Decree of record at Docket No. 09D3359 in the Eighth Circuit Court for Davidson County, Tennessee Entered February 14, 2012. Being previously conveyed to Michael Lake and Katie M. Lake by virtue of that certain Warranty Deed dated July 29, 2004, and being of record at Instrument No. 20040802-0092434 in the Register's Office of Davidson County, Tennessee.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20000209-0013329 in Said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael Lake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael Lake, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2017.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Angela M Hilt and Charles R Hilt 1700 Hickory View Ct. Antioch, TN 37013
Tax Parcel No	14916003600
Property Address:	1700 Hickory View Ct Antioch, TN 37013
MAIL TAX BILLS TO:	Angela M. Hilt and Charles R. Hilt 1700 Hickory View Ct. Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $289,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kathleen D Bean
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of May, 2017.

My Commission Expires: 6-30-18 Notary Public

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY