NEW OWNER:

James Hildreth
3500 Woodmont Boulevard
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0326 LB

117-05-0-189.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170044369 DEEDWARR
Recvd: 05/25/17 09:02 2 pgs
Fees:13.00 Taxes:8140.00
20170525-0051926

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million Two Hundred Thousand and 00/100 Dollars** (**$2,200,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **3500 WOODMONT, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAMES HILDRETH and PHYLLIS D. K. HILDRETH, Husband and Wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 3500 Woodmont LLC Subdivision of record in Plat Instrument No. 20151208-0123677 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 3500 Woodmont, LLC, a Tennessee limited liability company by Warranty deed from John Mackowiak and Leslie Mackowiak of record in Instrument No. 20150804-0077001 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 04, 2015.
This is IMPROVED property being also known as 3500 Woodmont Boulevard Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **May, 2017**.

3500 WOODMONT, LLC, a Tennessee limited liability company

BY: _____

NATHAN LYONS, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforementioned, personally appeared NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of 3500 WOODMONT, LLC, the within named bargainor, a limited liability company, and that such person, as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as member.

WITNESS my hand and official seal at office this 24th day of ~~May, 2017~~.

_____

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

****

The actual consideration or value, whichever is greater, for this transfer is $ **2,200,000.00** .

_____

AFFIANT

Sworn to and subscribed to before me this 24th day of **May, 2017**.

_____

NOTARY PUBLIC

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/8/18