Warranty Deed

Davidson County DEEDWARR Recvd: 05/31/17 15:56 3 pgs Fees:18.00 Taxes:1405.63 **20170531-0054162**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $379,900.00. Affiant Subscribed and sworn to before me, this the 30th day of May, 2017. Notary Public My commission expires: 01/19/21

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin Leslie Longberg	J+M Bank	
1710 Stewart Place	50 Franklin Street	105-11-0-085.00
Nashville, TN 37203	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT S. HILL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN LESLIE LONGBERG, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19, on the Plan of Hamilton Property, Subdivision of Lot No. 15 and Re-subdivision of parts of Lot Nos. 11, 12 and 13 of Horton Plan recorded in Chancery Court Book 1, Page 44, original subdivision of parts of Lot Nos. 11, 12 and 13 is recorded in Book 974, page 17, and now of record in Book 974, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Hill, a single man by Warranty deed from Constance A. Sinclair, unmarried of record in Instrument No. 20140318-0022362 Register's Office for Davidson County, Tennessee, dated March 12, 2014 and recorded on March 18, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1710 Stewart Place, Nashville, TN 37203.

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, unless otherwise herein set out; 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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2017.

Robert S. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert S. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2017.



Notary Public

My Commission Expires: 7-2-18

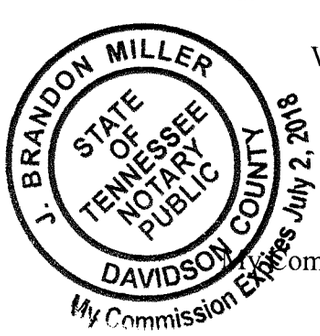
Hannah Patterson, spouse of Robert S. Hill, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Hannah Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hannah Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2017.



Notary Public

My Commission Expires: 7-2-18

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19, ON THE PLAN OF HAMILTON PROPERTY, SUBDIVISION OF LOT NO. 15 AND RE-SUBDIVISION OF PARTS OF LOT NOS. 11, 12 AND 13 OF HORTON PLAN RECORDED IN CHANCERY COURT BOOK 1, PAGE 44, ORIGINAL SUBDIVISION OF PARTS OF LOT NOS. 11, 12 AND 13 IS RECORDED IN BOOK 974, PAGE 17, AND NOW OF RECORD IN BOOK 974, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. HILL, A SINGLE MAN, BY WARRANTY DEED FOR $186,000.00 FROM CONSTANCE A. SINCLAIR, UNMARRIED, DATED MARCH 18, 2014, OF RECORD IN INSTRUMENT NO. 20140318-0022362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1710 STEWART PLACE, NASHVILLE, TENNESSEE 37203.

Being the same property conveyed to Benjamin Leslie Longberg, and by deed from Robert S. Hilland of record as Instrument No._____, said Register's Office.

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

S THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19