# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/17 14:47 2 pgs
Fees:13.00 Taxes:1850.00
**20170602-0055329**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to before me this 31st day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

ABELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregg & Rains Building Group LLC | Same as | 129-04-0 |
| (NAME) | (NAME) | (MAP) |
| 202 5th Ave S. | New Owner | 028.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Franklin TN 37064 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donald D. Hildebrand, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gregg & Rains Building Group, LLC,** hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harding Woods, as of record in Book 2900, page 115, Register's Office for said County.

Said Lot No. 27 fronts 212. 8 feet on the Northerly side of Harding Woods Place, and extends back 309. 3 feet on the Westerly line and 290 feet on the Easterly line, to a dead line in the rear, on which it measures 218.2 feet.

Being the same property conveyed to Donald D. Hildebrand and wife, Jewel Hildebrand by Warranty deed from Florence B. Vaughn of record in Book 4867, page 964, Register's Office for Davidson County, Tennessee, dated November 13, 1974 and recorded on November 13, 1974. The said Jewel Hildebrand having died on February 12, 2008 leaving the property vested solely in Donald D. Hildebrand.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 132 Hardingwoods Place, Nashville, Tennessee 37205-3612

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.

GRACE SANDEFUR, WIFE OF DONALD D. HILDEBRAND, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 31st day of May, 2017.

Donald D. Hildebrand by Melissa Hamilton as Attorney-in-Fact

Grace Sandefur by Melissa Hamilton as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Melissa Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Donald D. Hildebrand, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Donald D. Hildebrand, the bargainor, by the said Melissa Hamilton, as Attorney in Fact as authorized in Durable Power of Attorney of record in Instrument No. 20150306-0019492, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of May, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Melissa Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Grace Sandefur, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Grace Sandefur, the bargainor, by the said Melissa Hamilton, as Attorney in Fact as authorized in Durable General Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of May, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019

**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON