BILL GARRETT, Davidson County
Trans:T20170050325 DEEDWARR
Recvd: 06/13/17 10:00 2 pgs
Fees:13.00 Taxes:1332.00
20170613-0059115

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00 Affiant Subscribed and sworn to before me, this 8th day of June, 2017. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hip City Homes, LLC	**New Owner**	**Map/Parcel: 091-15-0-076.00**
833 Russleo Drive	833 Russleo Drive	
Nashville, TN 37209	Nashville, TN 37209	

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 ACKNOWLEDGE, WE,

Janice Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hip City Homes, LLC, a Tennessee limited liability co.

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 part of Block No. 14 on the Plan of Realty Savings Bank and Trust Company's First Addition of record in Book 421, Page 18, Register's Office for said County described as follows: Beginning at a point in the southerly margin of Nevada Avenue, formerly Third Avenue, 169 1/2 feet more or less, east of the southeast intersection of said Avenue and Richland Avenue, being the northeast corner of this lot and the northwest corner of a part of said Block No. 14 conveyed to K. A. Berry and wife by deed from the Tennessee Property Company of record in Book 981, Page 294, said Register's Office; thence south along Perry's west line 150 feet to a point, the northeast corner of a part of said Block conveyed to G.H. Balthrop by deed from said Property Company, of record in Book 986, Page 499, said Register's Office thence with Balthrop's line west 75 feet to a point; thence northwardly parallel to the first line 150 feet to a point in the southerly margin of Nevada Avenue, thence with the same north 84 1/2 degrees east 75 feet to the point of beginning.

Being the same property conveyed to Guy E. Hill and wife, Velma Hill, by Warranty Deed, from Ollie B. White and wife, May B. White, dated June 28, 1969, of record in Book 4318, Page 808, Register's Office for Davidson County, Tennessee. Velma Hill, having since died. And being the same property vested in Janice Cox, by Last Will and Testament of Dora Velma Hill, of record in Instrument No. 20161114-0119712, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 421, Page 18, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5313 Nevada Avenue, Nashville, TN 37209.

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 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.

Witness my/our hand(s) this 8th day of June, 2017.

Janice Cox

Janice Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Janice Cox, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **170357SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027