THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(A).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP- PARCEL ID:**
Howard G. Hill, et ux Barbara B. Pippin 1541 Stokley Lane Old Hickory, TN 37138-2375	Same	063-04-0-A-032.00CO

BILL GARRETT, Davidson County
Trans:T20170051151 DEEDWARR
Recvd: 06/15/17 10:34 4 pgs
Fees:27.00 Taxes:0.00
20170615-0060109

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, we, **Howard G. Hill and Barbara Brown Pippin**, hereby convey, remiss, release and transfer unto Christian S. Hofstetter, Trustee, the following described tract or parcel of land situated in Davidson County, State of Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Final Plat Phase Three, Cleveland Hall Subdivision of record in Plat at Instrument No. 20060106-0002332, 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 the same property conveyed to Howard G. Hill, unmarried and Barbara B. Pippin, unmarried, by deed from Atul Gordhan of record in Instrument No. 20160329-0029595, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to any and all existing restrictions, easements, encumbrances and covenants of record as well as:

SEE EXHIBIT " A "

This is improved property known as 1541 Stokley Lane, Old Hickory, Tennessee 37138-2375.

And now, I, said Christian S. Hofstetter, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, do hereby convey, remise, release and forever transfer unto Howard G. Hill and wife, Barbara B. Pippin, as tenants by the entirety, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 15th day of June, 2017.

Howard G. Hill
HOWARD G. HILL

Barbara Brown Pippin
BARBARA BROWN PIPPIN

CHRISTIAN S. HOFSTETTER, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Howard G. Hill and Barbara Brown Pippin,** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2017.

Susan Longoliver
NOTARY PUBLIC

My commission expires: 5-8-18

SUSAN LONGOLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christian S. Hofstetter, Trustee,** the within named bargainor, who acknowledged himself to be the duly authorized Trustee for the within instrument, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that in his capacity as said Trustee, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2017.

Susan Strong Glover

NOTARY PUBLIC

My Commission Expires: 5-8-18

SUSAN STRONG GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

This conveyance is subject to:

- Taxes for the year 2016 a lien, not yet due and payable.
- All matters shown on Plat recorded in Instrument No. 20060106-0002332, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Book 11725, Page 76 and amended in Instrument Nos 20060113-0005680 and 20051202-0144894, Instrument No. 20081014-0103112 and 2009122-00146113, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Cleveland Hall Homeowner's Association of record in Book 11725, page 70, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 8006, Page 677 in the Register's Office for Davidson County, Tennessee.
- Easement (s) to BellSouth Telecommunications Inc., as set forth in instrument recorded in Book 11720, page 325, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 8068, page 524 and Instrument No. 20041115-0136615, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Cleveland Hall Associates, as set forth in instrument recorded in Book 7844, pages 242, 262, 268 and 272 and Book 7994, page 173, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein