

STATE OF TENNESSEE 20663
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2017.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Luther N. Lynch, Jr.	Same as owner
(Name)	(Name)
601 Des Moines Drive	
(Street Address or Route Number)	(Street Address)
Hermitage, TN 37076	
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20170051253 DEEDWARR
Recvd: 06/15/17 13:28 2 pgs
Fees:13.00 Taxes:777.00
20170615-0060225

Map-Parcel Number(s): 07503003700

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 ACKNOWLEDGED, I/WE, John R. Hill, Jr. and Patricia A. Hill Littlejohn HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luther N. Lynch, Jr. 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:

BEING Lot No. 48 on the Plan of Tulip Grove Subdivision, Section II, of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Beginning at a point int he southeasterly margin of Andrew Jackson Parkway, being the common corner of Lots Nos. 48 and 105 and extending southeasterly along the common border of said Lots Nos. 48 and 105, 176.41 feet to a concrete monument, being the common corner of Lots Nos. 48, 49 and 105; thence westwardly 168.38 feet along the common border of Lots Nos. 48 and 49 to a point in the easterly margin of Des Moines Drive; thence northwesterly 95.00 feet along the easterly margin of said Des Moines Drive to a concrete monument at the beginning of a curve; thence northeasterwardly 39.27 feet around said curve to a concrete monument in the southeasterly margin of Andrew Jackson Parkway; thence easterwardly 122.28 feet along said SE margin to the point of beginning.

BEING the same property conveyed to John Robert Hill and wife, Juanita B. Hill by deed dated August 30, 1971, and filed in Book 4533, page 309, said Register's Office. The said John Robert Hill having predeceased Juanita B. Hill with title being vested in Juanita B. Hill. The said Juanita B. Hill having remarried and was known as Gracie Juanita Hill Rogers. The said Gracie Juanita Hill Rogers having died, widowed a second time, and purusant to her Last Will & Testament, Probate No. 16P 1789, title is now vested in John R. Hill, Jr. (aka John R. Hill) and Patricia A. Hill Littlejohn (aka Patricia H. Littlejohn), as recorded in Instrument No. 20161114-0119729 and Instrument No. 20161114-0119730, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 601 Des Moines Drive, Hermitage, TN 37076.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 9th day of June, 2017.

Seller

John R. Hill, Jr.

Patricia A. Hill Littlejohn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named John R. Hill, Jr. and Patricia A. Hill Littlejohn, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

