WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061751 DEEDWARR
Recvd: 07/19/17 12:45 2 pgs
Fees:13.00 Taxes:676.73
20170719-0072803

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Rachel Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2017

Kristy Leigh Highers
Notary Public

MY COMMISSION EXPIRES: 11.5.2018
(AFFIX SEAL)

KRISTA LEIGH HIGHERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Morgan H. Wheeler, a single woman		42-9-27
(NAME)	(NAME)	
404 Kemper Drive	SAME	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171723

For and 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, Michael Hill and wife Diana L. Hill, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Morgan H. Wheeler, a single woman, 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. :

Certain real property situate in the City of Madison, Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot 100 Kemper Heights, Section One, a plat of which appears of record in Plat book 2331, (erroneously referred to as Book 2332 in deed) pages 65-66, Register's Office for Robertson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Michael Hill by Special Warranty Deed from Wachovia Bank, NA fka First Union dated August 31, 2004 and filed of record in Instrument 20040907-010834, Register's Office for Davidson County, Tennessee.

Diana L. Hill joins in this conveyance to convey any and all marital interest she may have.

Unimproved ☐

This is improved ☒ property, known as 404 Kemper Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of July, 2017

Michael Hill

Diana L. Hill

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Hill and Diana L. Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of July, 2017.

Notary Public
My Commission Expires: 11-18-19

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY