BILL GARRETT, Davidson County
Trans:T20170065415 DEEDWARR
Recvd: 07/31/17 12:46 2 pgs
Fees:13.00 Taxes:1776.00
20170731-0077361

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me this the 26th day of July, 2017.

Notary Public
My Commission Expires:

C. M. CURRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Steven Davidson 1314 Hildreth Drive Nashville, TN 37215	SAME AS OWNER	131-14-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Byron G. Hall and wife, Kathleen S. Hall**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel Steven Davidson, an unmarried man**, hereinafter called the Grantee, his 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 Lot No. 354 on the Plan of Seven Hills, Section 8, as of record in Book 3300, Page 14, Register's Office for said County.

Said Lot No. 354 fronts 141 feet on the North side of Hildreth Drive, and extends back 310.5 feet on the East line and 311.2 feet on the West line, to a dead line in the rear, which is a broken line on which it measures 162 feet.

Being the same property conveyed to Byron G. Hall and wife, Kathleen S. Hall by Warranty Deed from Embry A. McKee and wife, Carrie Hess McKee, recorded on the 13th day of April, 1976 in Deed Book 5014, Page 747, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1314 Hildreth Drive, Nashville, TN 37215.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, his 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, his heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of July, 2017.

Byron G. Hall

Kathleen S. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Byron G. Hall and Kathleen S. Hall**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2017.

Notary Public
My Commission expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020