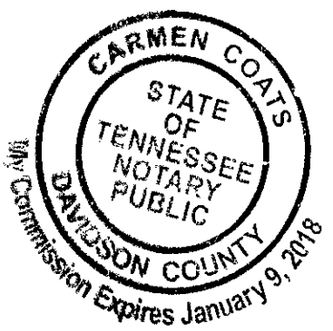
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2017.

Notary Public

My commission expires:

Bill Garrett Davidson County
Batch# 21571 DEEDWARR
11/02/2017 03:30:07 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20171102-0112768

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brad Whitfield		
P.O. Box 3303	New Owner	07206027500
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **H. G. HILL REALTY COMPANY, LLC, A TENNESSE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAD WHITFIELD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly part of Lot No. 64 on the Plan of Bransford Realty Company's Subdivision of the Maxey Avenue and Gallatin Road Property of record in Plat Book 332, Page 44, in the Register's Office for Davidson County, Tennessee, as described as follows:

Beginning on the northerly margin of Lealand (a/k/a Leland) Avenue at the corner of Lots Nos. 11 and 64; thence with the easterly line of Lots Nos. 11, 12 and 13, northerly 178 feet, more or less, to the corner of Lots Nos. 13, 14, 15 and 64; thence with the line between Lots Nos. 15 and 64, easterly 16 feet to Ross' northwest corner; thence with his westerly line, southerly 170 1/2 feet, more or less, to the northerly margin of said Avenue; thence with the northerly margin of said Avenue; westerly 63 feet, more or less, to the beginning.

Being the same property conveyed to H.G. Hill Realty Company, LLC by Warranty deed from Gwendolyn S. Perry of record in Instrument No. 20101029-0086538 Register's Office for Davidson County, Tennessee, dated October 27, 2010 and recorded on October 29, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1109 Leland Ave., Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2017.

H. G. Hill Realty Company, LLC

Celeste Patterson, President ~~and Secretary~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Celeste Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President ~~and Secretary~~ of H.G. Hill Realty Company, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ~~31st day of~~ October, 2017.

Notary Public

My Commission Expires: 7/5/21

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY