WARRANTY DEED

Bill Garrett Davidson County
Batch# 28173 **DEEDWARR**
11/20/2017 12:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20171120-0118909

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$299,900.00.**

Affiant

Subscribed and sworn to before me this 17 day of November, 2017

Notary Public
My Commission expires: 1-8-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dwan Hill	New Owner	033-15-0-107.00
122 Campbell Court		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Matthew Alan Ames, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dwan Hill and Laura Hill, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Green Forest, as shown by plat of record in Book 3700, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Alan Ames and Reem B. Halasa, husband and wife, by deed from Diane M. Adams nka Diane M. Smith, on June 4, 2015, of record in Instrument Number 20150608-0053739, Register's Office for Davidson County, Tennessee. And further conveyed to Matthew Alan Ames by Quitclaim Deed from Reem B. Halasa on September 6, 2017 of record in Instrument Number 20170926-0098304, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 3700, page 8, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3889, page 383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **122 Campbell Court, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 17, 2017.

Matthew Alan Ames

TATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Alan Ames** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY