THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171013725B** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2017. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: George R Boddie and Sandra P Boddie, and Sarah B. Robbins 2105 9th Avenue South Nashville TN	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-13-0-303.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sara A. Haiar n/k/a Sara Haiar Hillyer and Bruce R. Hillyer, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **George R Boddie as to 45% interest and Sandra P Boddie as to 45% interest, husband and wife and Sarah B. Robbins, married as to 10% interest as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 50.0 feet of Lot No. 91 in the Waverly Land Company's Plan of Lots called Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara A. Haiar, unmarried, and Bruce R. Hillyer, unmarried, as joint tenants with right of survivorship by Warranty deed from Sidney W. Gault, Jr., unmarried of record in Instrument No. 20101228-0103017 Register's Office for Davidson County, Tennessee, dated December 22, 2010 and recorded on December 28, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

This is improved property located at 2105 9th Avenue South Nashville TN

Bill Garrett Davidson County
Batch# 28314 DEEDWARR
11/20/2017 03:11:20 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20171120-0119121

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of November, 2017.

Sara Haiar Hillyer

Bruce R. Hillyer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Haiar Hillyer and Bruce R. Hillyer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018