Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

HULS-H17406

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF December, 2017.

(Affix Seal) Notary Public

My Commission Expires: _____

SHIRA KING GREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Corinne Huls	NEW OWNER'S	061.14-0-157.00
3703 Hilltop Lane		
Nashville, TN 37216		

Bill Garrett Davidson County
Batch# 41029 **DEEDWARR**
12/27/2017 08:52:09 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20171227-0130865

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANG HOMES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CORINNE HULS, a single woman, hereinafter called the Grantee(s), their heirs and assigns, that 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. 133 on the plan of E. B. Craig's Subdivision of the Crownover property, as of record in Book 894, Pages 640 and 641, Register's Office for said County.

Said Lot No. 133 fronts 50 feet on the Westerly side of Craig Street and extends back between parallel lines 140 feet to a deed line.

Excluded from the above description is that portion conveyed to The Metropolitan Government of Nashville and Davidson County in Book 11403, Page 590, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the Southwest corner of Lot 133, said point being 100 feet North of the present Northern margin of Ben Allen Road; thence, in a Northerly direction with the Western lot line of Lot 133 for a distance of 38.03 feet, more or less, to a point 58 feet North of the Northerly margin of proposed Ben Allen Road; thence, in a Southeasterly direction and parallel to the Northern margin of proposed Ben Allen Road for a distance of 84.54 feet, more or less, To a point in the Southern lot line of Lot 133; thence, in a Westerly direction with the Southern lot line of Lot 133 for a distance of 75.51 feet, more or less, to the point of beginning; containing in area approximately 1436 square feet.

Being the same property conveyed to Ang Homes, Inc. a Tennessee Corporation, by deed of record from KP Capital 2, LP, a Tennessee limited partnership, recorded on 7/19/17, as Instrument # 20170719-0072740, in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3703 Hilltop Lane, Nashville, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 20th day of December, 2017 :

ANG Homes, Inc., by Alexandra Terry, President

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Alexandra Terry, 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** of ANG Homes, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Alexandra Terry as **President**.

Witness my/our hand(s) this 19 day of Dec, 2017.

Notary Public

My Commission Expires:_____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019