# WARRANTY DEED

Bill Garrett Davidson County
Batch# 44623 DEEDWARR
01/04/2018 04:04:04 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180104-0001516

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2017.

Notary Public:

My commission expires: 5/6/19
(AFFIX SEAL)

L. ARBOGAST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **1014 Caldwell Devco, G.P.** | 1014 Caldwell Devco | **105-09-0-211.00** |
| **1014 Caldwell Avenue** | 513 3rd Ave S | |
| **Nashville, TN 37204** | Nashville TN 37210 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Henry Hill, Jr. and wife, Mary E. Hill**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**1014 Caldwell Devco, G.P., a Tennessee general partnership**

HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 36 on the Waverly Land Company Plan of Lots, called Waverly Place, as of record in Book 57, Pages 94 and 95, Register's Office for said County, described according to a survey made by Barge Waggoner & Sumner, Engineers, dated June 14, 1968, as follows: BEGINNING at the southeast corner of the property conveyed to Nashville Housing Authority by deed from Edward M. Bowen, being the southeast corner of the land herein described, in the northerly margin of Caldwell Avenue; thence with the margin of the same, North 85° 30' West 50 feet to a point; thence leaving same Avenue, North 6° 42' East 158.65 feet to a point in the southerly margin of an alley; thence with the margin of the same, South 85° 35' East 45 feet to a point; thence South 4° 54' West 158.60 feet to the point of beginning**

**BEING the same property conveyed to Henry Hill, Jr. and wife, Mary E. Hill by Deed dated April 30, 1984, from Yon H. Burton, a single woman of record in Book 6284, Page 591, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Mary E. Hill pursuant to a Durable Power of Attorney executed by her on the 4th day of June, 2014, of record in Instrument No. 20160104-0000074, Register's Office for Davidson County, Tennessee.**

**The property conveyed herein is not the place of residence of the Grantor or his spouse.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Book 57, Pages 94 & 95, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants for Edgehill Urban Renewal Project of record in Book 4220, Page 723 and in Book 6236, Page 263, said Register's Office.**

3) **Subject to restrictions, terms, and conditions as set out in the Deed of record in Book 4255, Page 963 and see Certificate of Compliance of record in Book 4302, Page 174, said Register's Office.**

This is improved property, known as **1014 Caldwell Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **28th** day of **December, 2017.**

Henry Hill, Jr.

**Henry Hill, Jr.**

Henry Hill, Jr.
Mary E. Hill, Attorney-in-Fact

**Mary E. Hill**
**By Henry Hill, Jr., Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry Hill, Jr.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2017.**

My Commission Expires: 11/8/21

**Notary Public**

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Henry Hill, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Mary E. Hill,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary E. Hill,** for the purpose therein contained, by signing the name of **Mary E. Hill,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2017.**

My Commission Expires: 11/8/21

**Notary Public**

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY