(2)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 45262 DEEDWARR
01/08/2018 10:56:47 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180108-0002180

File #2017-331

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00.

Remegilda C. Hill
Affiant

Subscribed and sworn to before me on January 4, 2018.

NOTARY PUBLIC
My Commission Expires: 3/23/2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Remegilda C. Hill 1732 Groveland Ridge Road Columbia, TN 38401	New Owner	096-02-0-033.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANGELA PAGE HOOD, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **REMEGILDA C. HILL, MARRIED**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled the Plan of Donelsonwood Subdivision, of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT L. BROWN AND WIFE, ETHEL M. BROWN, by deed from H.L. DEMONBREUN AND WIFE, LOLA M. DEMONBREUN, of record in Book 4028, page 484, dated June 20, 1966, said Register's Office. The said Robert L. Brown having since died on or about September 17, 1994, leaving Ethel M. Brown the surviving tenant by the entirety. The said Ethel M. Brown having since died on or about November 13, 2003, leaving said property to Sandra K. Warfield and Robert L. Brown, pursuant to the Affidavit of Heirship of record in Instrument No. 20050415-0041964, dated April 14, 2005, and corrected in Instrument No. _____, said Register's Office. Sandra K. Warfield further conveyed her interest to Robert L. Brown by Quitclaim Deed of record in Instrument No. 20050415-0041966, dated April 14, 2005, said Register's Office. The said Robert L. Brown having since died on or about September 10, 2017, leaving said property to Angela Page Hood, pursuant to the Affidavit of Heirship of record in Instrument No. 20180108-0002179, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 121 Donelsonwood Drive, Nashville, TN 37214.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on January 4, 2018.

Grantor:

Angela Page Hood

Angela Page Hood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 4th day of January, 2018.

Notary Public

My commission expires: 3/23/2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Comm. Expires
March 23, 2021