WARRANTY DEED

Bill Garrett Davidson County
Batch# 50977 DEEDWARR
01/24/2018 11:00:01 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20180124-0007321

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

MST 2017-1791

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Angelea K Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Jan., 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARCUS A HILL and LAUREN A HILL	new owner	161-06-0A-181.00-CO
(NAME) 1328 Crown Point PL	(NAME)	
(ADDRESS) NASHVILLE, TN 37211-6658	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dr. Mary Brann, Successor Trustee of The Mary Louise Walden Revocable Trust U/A/D January 13, 2011,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS A HILL and LAUREN A HILL,** husband and wife, 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 Unit No. 181 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary L. Walden, an unmarried woman by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20111102-0085255 Register's Office for Davidson County, Tennessee, dated October 31, 2011 and recorded on November 02, 2011. (Value of consideration shown in aforementioned deed $157,000.00.)

Being the same property conveyed to Mary Louise Walden, Trustee of the Revocable Living Trust of Mary Louise Walden, dated January 13, 2011 by Quitclaim deed from Mary L. Walden, an unmarried woman of record in Instrument No. 20140312-0020607 Register's Office for Davidson County, Tennessee, dated March 04, 2014 and recorded on March 12, 2014. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1328 Crown Point Place Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions,

restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, Restrictions and Easements establishing Oakhill Townhomes of record in Instrument Number 20070614-0071397, as supplemented by First Supplemental Declaration in Instrument Number 20080325-0030014, and as supplemented by Second Supplemental Declaration in Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Deed conveying the open space/common area to Oakhill Townhomes Homeowner's Association, Inc. of record in Instrument Number 20080909-0092190,, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20070205-0014422, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1328 Crown Point PL, NASHVILLE, TN 37211-6658
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 16 DAY OF January 2018.

Dr. Mary Brann, Successor Trustee of The Mary Louise Walden Revocable Trust U/A/D January 13, 2011

BY: Dr. Mary Brann

Dr. Mary Brann, Successor Trustee

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dr. Mary Brann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of January, 2018.

Notary Public

My commission expires:

HOLLIE THORNTON
Notary Public-State of Nevada
APPT. NO. 15-1972-1
My App. Expires April 24, 2019