This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1534

Bill Garrett Davidson County
Batch# 64330 DEEDWARR
03/02/2018 10:23:32 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180302-0019794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2018

Notary Public
My Commission Expires: 8-8-2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Curtis Jay Hiner 5510 Country Drive Apt 127 Nashville, TN 37211	BancorpSouth Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	162-09-0A-127.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Elizabeth A. Bartlow, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Curtis Jay Hiner, a single man**, hereinafter called the Grantee(s), his/her/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 Townhouse No. 127, Building No. 21, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as to location and placement of said Townhouse Unit.

Being the same property conveyed to Elizabeth A. Bartlow by Quitclaim Deed (straw man) from Victor Hazelwood, Trustee, dated October 28, 2000, recorded January 11, 2001, of record in Instrument No. 20010111-0003697, Register's Office for Davidson County, Tennessee, and further, being the property conveyed to Lisa Bartlow and Angela Dillingham by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C., dated January 11, 1993, recorded January 14, 1993, of record in Book 8841, page 6, said Register's Office.

This is improved property located at: **5510 Country Drive, Apt 127, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2018.

GRANTOR:

Elizabeth A. Bartlow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth A. Bartlow, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of March, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021