Bill Garrett Davidson County
Batch# 65120 DEEDWARR
03/05/2018 01:53:31 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180305-0020605

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of March 2018 by and between Dustin Whitaker and Kristin Schauberger n/k/a Kristin Whitaker, husband and wife, hereinafter referred to as GRANTOR, and Conor Hillock, an unmarried man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dustin Whitaker and Kristin Schauberger, tenants in entirety, by Warranty Deed, from Karol A. Snap n/k/a Karol A. Hart, married, dated June 8, 2015, recorded June 16, 2015, of record in Instrument No. 20150616-0057122, Register's Office for Davidson County, Tennessee. Kristin Schauberger is n/k/a Kristin Whitaker.

This is [X]improved [] unimproved property known as: 519 Elysian Fields Road, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Dustin Whitaker

Kristin Schauberger n/k/a Kristin Whitaker

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Dustin Whitaker and Kristin Schauberger n/k/a Kristin Whitaker, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of March, 2018.

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
Conor B. Hillock
519 Elysian Fields Road, Nashville, TN 37211

Send Tax Statements to:

New owner

Map & Parcel: 133 13 0 090.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $300,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of March, 2018.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

My Commission Expires: _____

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
18-1-102