WARRANTY DEED

Bill Garrett Davidson County
Batch# 70482 DEEDWARR
03/19/2018 10:36:37 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180319-0025514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Hinz and Crystal Hinz	New owner	
(NAME)	(NAME)	
1310 Clifton Lane	1805 Warfield Drive	117-12 -026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(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, **AUBREY B. HARWELL, JR., TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER HINZ AND CRYSTAL HINZ, 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 the Easterly 18.1 feet front and 22.6 feet rear of Lot No. 17 and the Westerly 71.9 feet front and 56.6 feet rear of Lot No. 18 on the Final Plan of Hawthorne Subdivision, as of record in Book 1424, Page 22, Register's Office for said County.

Said parts of Lots 17 and 18 front together 90 feet on the Northerly side of Clifton Lane and runs back 189 feet more or less on the Easterly line and 194.5 feet more or less on the Westerly line to a dead line, measuring 79.2 feet thereon.

Being the same property conveyed to Aubrey B. Harwell, Jr., Trustee, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary by Warranty Deed from Andrew J. Smith, and wife, Donna L. Smith, recorded on the 27th day of December, 2011 in Instrument No. 20111227-0101031, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1310 Clifton Lane, Nashville, TN 37215
(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 hand this 14th day of March, 2018

Aubrey B. Harwell, Jr. Trustee
BY: by Stephen C. Sexton, Attorney in Fact

AUBREY B. HARWELL, JR., TRUSTEE, BY:
STEPHEN C. SEXTON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2018, before me personally appeared Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public