Bill Garrett Davidson County
Batch# 70803 DEEDWARR
03/19/2018 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $4,421.50
20180319-0025731

#34139

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34139-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,195,000.00. Affiant Subscribed and sworn to before me this 15th day of March, 2018. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Robert Candee Hilton Ann Howe B. Hilton 5129 Boxcroft Place Nashville, TN 37205	**Send Tax Bills To:** 1219 Chickering Rd. Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 116-13-0-141.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **E. Warner Bass, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Candee Hilton and Ann Howe B. Hilton, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This property is not now nor has it ever been the marital residence of Grantor.

This is improved property located at 5129 Boxcroft Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 12th day of March, 2018.

E. Warner Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, E. Warner Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2018.

Notary Public

My Commission Expires:

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to E. Warner Bass by deed dated July 25, 2014 from W. David Bartholomew of record in Instrument No. 20140728-0066801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116-13-0-141.00.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76 as amended in Book 4956, page 648 and corrected in Book 5430, page 263, Register's Office for Davidson County, Tennessee.
3. By-Laws of Association of Owners of Boxcroft, of record in Book 5365, page 7 as amended, consolidated and restated by Instrument No. 20130725-0076994, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee. Facts which would be disclosed by a comprehensive survey of the premises herein described.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

