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

File Number: 1-18-1704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2018

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin C. Lovelace 7097 Sunnywood Drive Nashville, TN 37211	Farmington Mortgage, div of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	173-09-0A-284.00-C

Bill Garrett Davidson County
Batch# 75326 DEEDWARR
04/02/2018 11:45:21 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180402-0030234

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, **John W. Hill and wife, Susan Hill**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin C. Lovelace, an unmarried 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 Lot No. 280 on the plan of Lenox Village, Phase Four, of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Hill and wife, Susan Hill by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated May 10, 2005, recorded May 12, 2005, of record in Instrument No. 20050512-0053945, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **7097 Sunnywood Drive, 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 29th day of March, 2018.

GRANTOR:

John W. Hill

Susan Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John W. Hill and Susan Hill, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2018.

Notary Public
My Commission expires: 5/5/2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WR18-7091