THIS INSTRUMENT PREPARED BY:
Jennifer Ross
National Deed Network, Inc.
25400 US Hwy 19 North, Suite 236
Clearwater, FL 33763

After Recording Return To:

New Owner(s) Address and mail tax statements to:
Mamawah Hill and Jason Hill
6361 Mount View Road
Antioch, TN 37013

Bill Garrett Davidson County
Batch# 82343 DEEDWARR
04/18/2018 11:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180418-0036504

Property Tax ID#: 150-12-0A-089.00
Order #: RT-10037

WARRANTY DEED

This instrument made and entered into on this the 27th day of March, 2018, by and between MAMAWAH HILL, a married woman, herein joined by her spouse JASON HILL, as Grantor, and MAMAWAH HILL and JASON HILL, wife and husband, as tenants by the entirety, whose address is 6361 Mount View Road, Antioch, TN 37013, as Grantees.

Witnesseth:

That for and in consideration of the sum of $0.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 150-12-0A-089.00

Commonly Known As: 6361 Mount View Road, Antioch, TN 37013

Prior Deed recorded 11/03/2015, as Instrument No. 20151103-0112129, Davidson County Court Clerk's Office.

To have and to hold unto the said Grantee, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

MAMAWAH HILL

JASON HILL

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, MAMAWAH HILL and JASON HILL, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 27th day of March, 2018.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

Notary Public
My Commission Expires 8-17-19

I or We, 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 $0.00, 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.

Mamawah Hill
MAMAWAH HILL

JASON HILL

Subscribed and sworn to before me this the 27th day of March, 2018.

Dotty Harper
Notary Public
My Commission Expires: 8-17-19

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

Name and Address of Property Owner:
Mamawah & Jason Hill
6361 Mt. View Rd.
Antioch, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Mamawah & Jason Hill
6361 Mt. View Rd.
Antioch, TN 37013

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

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. 750 on the plan of Somerset, Phase 4, of record in Plat Book 7900, Pages 978 and 979, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

FOR INFORMATIONAL PURPOSES ONLY:
The improvements thereon being known as 6361 Mount View Road, Antioch, TN 37013
Tax ID#: 150-12-0A-089.00

BEING the same property conveyed to Mamawah Hill, married, THEIR HEIRS AND ASSIGNS, forever from James Mark Jones, unmarried and Michael P. Fields, unmarried, as tenants in common with right of survivorship, by General Warranty Deed dated October 30, 2015, and recorded on November 3, 2015, as Document No. 20151103-0112129.

Tennessee Certification of Electronic Document

I, John Martin, do hereby make oath that I am 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.

Signature

State of Maryland

County of Carroll

John Martin personally appeared before me, Alissa J. Woodring, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/13/21
NOTARY'S SEAL

ALISSA J. WOODRING
NOTARY PUBLIC
STATE OF MARYLAND
County of Carroll
My Commission Expires May 13, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).