THIS INSTRUMENT PREPARED BY:
Gregg S. Treadway
Haynes, Freeman & Bracey, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 96334 DEEDWARR
05/24/2018 12:01:00 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20180524-0049884

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $300,000.

Bette Yvonne Hill
Affiant

Subscribed and sworn to before me this 15th day of May, 2018.

Gregg S. Treadway
Notary Public
My commission expires June 15, 2018

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

WARRANTY DEED RESERVING A LIFE ESTATE

Address New Owners	Send Tax Bills To:	Map-Parcel
3605 Knight Drive, LLC **2000 Town Center, Ste. 1500** **Southfield, MI 48075**	**3605 Knight Drive, LLC** **PO Box 3876** **Tequesta, FL 33469**	**049 00 0 240.00**

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 ($300,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, **BETTE YVONNE HILL, a single woman and widow of Edward Oscar Hill,** has this day bargained and sold, and does hereby transfer and convey unto **3605 Knight Drive, LLC**, a Michigan Limited Liability Company, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, further described below.

In making this conveyance, the Grantor reserves a life estate, with the Grantee as remainderman, in Tract 1 ***so long as*** the Grantor: 1) continues to occupy the property as her principal residence and resides there only with family members or a caregiver, 2) maintains the property, normal wear and tear excepted such that there is no waste of devaluation of the property, 3) pays the annual property taxes, 5) keeps a homeowner's insurance policy providing for full replacement cost of the dwelling and naming the Grantee as an additional insured, 5) does not engage in any business or rental use of the property, 6) does not encumber the property, and 7) does not engage in the clearing or removal of timber from the tract. In the event of a failure of any of the aforementioned conditions and Grantor fails to cure such failure within thirty (30) days of written notice from Grantee, the life estate reserved herein shall terminate.

The property hereby conveyed is particularly described as follows:

Tract 1 - 5.000 Acres

Being a tract of land in the 12th Civil District of Davidson County Tennessee, and a portion of that property conveyed to Bette Yvonne Hill in DB 20171220-0129439 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 04/29/18 as follows:

Beginning at an existing iron in the easterly margin of Knight Drive, said pin being the most northwest corner of the parent tract and the most northwest corner of

herein described tract; Thence now leaving said margin N 89°47'26" E, 546.00' to a set iron pin, said pin being the northeast corner of tract two on the same survey; Thence with the westerly line of said tract two S 17°38'55" E, 464.79' to a set iron pin in the line of Melvin Ernest Shoaf in DB 2752, PG 639 R.O.D.C.T.; Thence with said Shoaf S 81°47'30" W, 177.83' to an existing iron pin marking the most southeast corner of Preston Wayne Hill in DB 8166, PG 194 R.O.D.C.T.; Thence now leaving said Shaof with said Hill for the next two calls: N 16°41'26" W, 124.85' to an existing iron pin; Thence S 82°22'02" W, 350.94' to an existing concrete monument in the easterly margin of previous said Knight Drive; Thence with said margin for the next two calls: N 18°04'53" W, 104.86'; Thence N 17°52'05" W, 308.53' to the point of beginning containing 5.000 acres.

The above described tract is served by a 20' ingress, egress easement lying upon and across the property of Preston Wayne Hill in DB 8166, PG 194 R.O.D.C.T.; described as follows:

Beginning at a point in the easterly margin on Knight Drive, said point being located S 16°48'51" E, 76.99' from an existing concrete monument marking the most northwest corner of said Preston Hill; Thence now leaving said margin N 62°06'23" E, 79.06' ; Thence N 79°26'49" E, 13.08'; Thence N 02°43'45" E, 48.76' to a point in the line of the above described tract; Thence with said Preston Hill 's northerly line N 82°22'02" E, 20.33'; Thence now leaving said northerly line S 02°43'45" W, 68.24'; Thence S 79°26'49" W, 25.86'; Thence S 62°06'23" W, 79.92' to a point in the easterly margin of said Knight Drive; Thence with said margin N 16°48'51"W, 20.38' to the point of beginning.

Tract 2 - 6.822 Acres

Being a tract of land in the 12th Civil District of Davidson County Tennessee, and a portion of that property conveyed to Bette Yvonne Hill in DB 20171220-0129439 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 04/29/18 as follows:

Beginning at an existing iron pin in the line of Tim Watson in DB 20011001-0105783 R.O.D.C.T., said pin also being the northeast corner of the parent tract and the northeast corner of herein described tract; Thence with the line of said Watson S 05°44'29" W, 353.47' to an existing iron pin a common corner to Melvin Ernest Shoaf in DB 2752, PG 639 R.O.D.C.T.; Thence now leaving said Watson with said Shoaf S 81°47'30" W, 660.11' to a set iron pin; Thence now leaving said Shoaf with the easterly line of tract one on the same survey N 17°38'55" W, 464.79' to a set iron pin in the line of Robert J. Ritchie in DB 20131204- 0123544 R.O.D.C.T., Thence with the line of said Ritchie N 89°47'26" E, 829.63' to the point of beginning containing 6.822 acres.

Being the same property conveyed to Edward Oscar Hill and Wife, Carol K. Hill by Warranty deed from Andrew Jackson, R. E. Ligon and Margaret Jackson Divicino, of record in Book 5657, Page 126 and recorded in Book 5680, page 937, Register's

Office for Davidson County, TN. The said Carol K. Hill (f/k/a Carol Mai Hill) died on October 25, 1987. The said Edward Oscar Hill died intestate on September 14, 2015, see Seventh Circuit Court, Davidson County, Tennessee, Probate No. 16P647, Bette Yvonne Hill was appointed as Administrator to convey said property. For further reference see Quitclaim deed form Bette Yvonne Hill, Administrator, to Bette Yvonne Hill, a widow, and Kent Hill, a married man, of record in Instrument No. 20170223-0018038, dated February 8, 2017, said Register's Office. Edward Kent Hill, a married man, further conveyed his interest to Bette Yvonne Hill, by Quitclaim deed of record in Instrument No. 20171220-0129439, dated November 29, 2017, said Register's Office.

This is improved property known as 3605 Knight Drive, Whites Creek, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns, forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

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.

Witness my hand this 15 day of May, 2018, the bargaining party, having caused my name to be signed hereto on said day and date.

Bette Yvonne Hill

BETTE YVONNE HILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTE YVONNE HILL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 15 day of May, 2018.

Notary Public

My Commission Expires June 15, 2019

