Bill Garrett Davidson County
Batch# 96896 DEEDWARR
05/25/2018 12:31:47 PM 2 pgs
Fees: $13.00 Taxes: $2,882.30
20180525-0050359

WARRANTY DEED

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2018-0443

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $779,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES: 2/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Carr	New Owner	104-08-0-243-00
(NAME)	(NAME)	
1219 Villa Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I/WE, **Hillside Homes Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John J. Carr and Michele P. Carr, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Part of Lot No. 29 on the Plan of O.B. Hayes Large Lots, Called " Rokeby" , as of record in Book 21, Page 87, Register' s Office for Said County, described as follows:

Beginning on the Westerly margin of Villa Place at the Southeast corner of the property conveyed to Don Q. Pullen by Deed from a line Lee Fisher and husband, of record in Book 1302, Page 114, Register' s Office for said County; thence with Pullen' s Southerly line Westwardly 150 feet to the Easterly Margin of an Alley; thence with said Alley Southwardly 50 feet; thence Eastwardly 150 feet to the Westerly margin of Villa Place; thence with said Place Northwardly 50 feet to the beginning.

Being the same property conveyed to Hillside Homes Inc by Warranty deed from Brenda Steele, Administrator of the Estate of Millicent Rhodes of record in Instrument No. 20170403-0031980 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 03, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee. Easements of record in Book 2548, Page 384 and Book 2548, page 378, in the Register's Office for Davidson County, Tennessee. Subject to Right of Way of Villa Place and an alley. Restrictive covenant for detached structure, dated April 23, 2018, recorded April 25, 2018, in Instrument No. 20180425-0038906, Register's Office of Davidson County, TN.

This property, known as 1219 Villa Place, Nashville, TN 37212
(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/our hand(s) this 23rd DAY OF May, 2018.

Hillside Homes Inc.

BY:
Mark Kryscynski
President

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Mark Kryscynski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself President of Hillside Homes, Inc., the within named bargainor, a corporation, and that Mark Kryscynski, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as President of said corporation.

Witness my hand and official seal, this the 23rd day of May, 2018 jm

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

