WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164400 DEEDWARR
11/21/2018 11:46:18 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20181121-0114626

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Hilles		07213028800
(NAME)	(NAME) New Owner	
899 Douglas Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jillian L. Olsson, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Hilles, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 37, Block B on the Plan of Revised Subdivision Plat of a Part of L.M. Ezell's 12.11 Acre Tract of the Talbot Land, of record in Plat Book 1130, Page 5, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jillian L. Olsson, single, by Warranty Deed of record in Instrument No. 20141202-0110477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 899 Douglas Ave., Nashville, TN 37206
(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.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Witness my/our hands this 16 day of November, 2018.

Jillian L. Olsson

State of Kansas
County of Johnson

Personally appeared before me Jillian L. Olsson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2018.

Notary Public Ryan Palmer
My Commission Expires: 3/28/2021

RYAN PALMER
Notary Public State of Kansas
My Appt Expires 3/28/2021

File No.: 13570