RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180900418

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 171108 DEEDWARR
12/06/2018 10:41:31 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20181206-0118916

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of December, 2018

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Middleton and Diane M. Middleton **6636 Whittemore Lane** **Antioch, TN 37013**	**SAME**	**182-00-0-051.00**

FOR AND IN 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, WE,

Buford M. Hill, Sr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith M. Middleton and Diane M. Middleton, 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:

LAND in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee being part of lots Nos. 4, 5, 6, 9 and all of Lots 7 and 8 in the Division of the Lands of Joseph C. Nance, deceased, of record in Minute Book M, Page 703, County Court for said County, being Lot No. 5 on the division of Patton Land, described according to a survey made by Stephen A. Draper, Surveyor, October 12, 1959, as follows:

BEGINNING on the easterly margin of Whittamore Lane at the southwest corner of the property conveyed to C. W. Long and wife, by deed from J. Connie Covington and wife, of record in Book 1715, Page 224, Register's Office for said County; thence south 84 degrees 30 minutes east 391.3 feet; thence south 4 degrees 05 minutes west 572.1 feet; thence south 87 degrees east 349 feet; thence south 86 degrees 15 minutes east 951 feet; thence south 4 degrees 05 minutes west 262 feet to the corner of Lots Nos. 5 and 6 on said survey; thence with the line between said two lots westerly 1,683.8 feet to the easterly margin of Whittamore Lane; thence with the same north 4 degrees 11 minutes east 858.6 feet to the beginning, containing 15.2 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following described property previously conveyed to Kinelues C. Mosley and wife, Juanita C. Mosley by Warranty Deed from Buford R. Hill and wife, Mary B. Hill, dated 3/31/66 and recorded 4/1/66 in Book 4002, Page 119:

LAND in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr. and Company, dated March 7, 1966, and being designated as Tract B, more particularly described as follows:

BEGINNING at a point in the easterly margin of Whittamore Lane, 2036 feet, more or less, from the northeast corner of Whittamore Lane and Burkett Road; thence along the easterly margin of Whittamore Lane 262 feet in a northerly direction to a point; thence south 86 degrees 15 minutes east a distance of 388 feet to an iron pin; thence south 87 degrees 00 minutes east a distance of 349 feet to a point; thence south 86 degrees 15 minutes east a distance of 951 feet to a point; thence south 4 degrees 05 minutes west a distance of 262 feet to a point; thence north 86 degrees 15 minutes west a distance of 1683.8 feet to a point of beginning. Said tract of land contains 10.0 acres, more or less.

Being the same property conveyed to Bufurd M. Hill, Sr. by Quitclaim Deed from Doyle Reagan Hill and wife, Tracy Hill, and Kelly Ann Hill Davenport and husband, Derek Davenport, dated 2/22/00 and recorded 2/25/00 in Instrument Number 20000225-0018604, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to Buford R. Hill and wife, Mary B. Hill by Warranty Deed from Tom B. Patton and wife, Mary B. Patton, dated 12/9/59 and recorded 12/15/59 in Book 2997, Page 121, Register's Office for Davidson County, Tennessee. The said Buford R. Hill is reported to have died on April 23, 1968. The said Mary B. Hill (aka Mary Elnora Hill) died testate on September 9, 1999. Pursuant to her Last Will and Testament filed in Will Book 232, Page 37 (Davidson County Probate Case No. 99-1749), she devised the subject property to her two sons, Kelly Hill (aka Ewing Kelly Hill) and Buford Hill (aka Buford M. Hill, Sr.). The said Kelly Hill (aka Ewing Kelly Hill) is reported to have predeceased his mother by dying intestate on February 12, 1998, with his share of his mother's estate passing to his two children Doyle Reagan Hill and Kelly Ann Hill Davenport).

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6541 Whittemore Lane, Antioch, TN 37013**
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 our hands this 5th day of December, 2018.

Buford M. Hill Sr.

Buford M. Hill, Sr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buford M. Hill, Sr. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 5th day of December, 2018.

Commission Expires: 12-22-19

Cheryl M Rodgers

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD