21451
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Y Johnson Davidson County
Batch# 171314 DEEDWARR
12/06/2018 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20181206-0119211

WARRANTY DEED

Address New Owner(s):
Steven Wiegel & Michael Valdes
1504 Watson Ave
Little River, SC 29568

Send Tax Bills to:

New Owner

Map/Parcel: 06213002200

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, I/we, **Elizabeth B. Hill, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Steven Wiegel, a married man, and Michael Valdes, a married man, as tenants in common**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to any and all easements, zoning regulations and restrictions of record.

This is improved property known as: 3608 Brush Hill Court, Nashville, TN 37216

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 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 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) as on the date shown on the Notary forms.

Elizabeth B. Hill

Elizabeth B. Hill

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 4th day of December, 2018.

My Commission Expires: 3/8/22

NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022

Notary Public

EXHIBIT "A" **GF#: 21451**

Legal Description

TRACT l:

Land in Davidson County, Tennessee, being Lot No. 3 and the easterly one half of Lot No. 2 on the map of the subdivision of part of Lot No. 28 in Riverwood Subdivision, of record in Book 843, page 11, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 fronts together 150 feet on the northerly side of Glenshade Drive and runs back between lines 186 1/2 feet on the easterly line of Lot No. 3 and 215 feet, more or less, on the west line of part of Lot No. 2, to a 40 foot court on which they measure 100 feet, more or less.

TRACT ll:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the map of re-subdivision of part of Lot No. 28 in Riverwood Subdivision, of record in Book 843, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Glenshade Drive being the southwesterly corner of the land conveyed to the said John Mason Wilbur and Wife, by deed from Thelma S. Booth and husband, Erwin T. Booth, of record in Book 1315, page 493, said Register's Office, and 50 feet easterly from the southwesterly corner of Lot No. 2 and the southeasterly corner of Lot No. 1; thence in a westerly direction along the northerly margin of Glenshade Drive 28 feet to a point; thence northerly in a straight line 222 feet, more or less, to a point in a southerly margin of a 40 foot court, being in the northwesterly corner of the Wilbur lands and 40 feet easterly from the northwesterly corner of Lot No. 2 and the northeasterly corner of Lot No. 1; thence with Wilbur's westerly line 219 feet to the point of beginning.

TRACT III:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee. Said part of Lot No. 4 is described as follows:

Beginning at the southwesterly corner of Lot No. 4 being the southeasterly corner of Lot No. 3 and running with the common line between Lots 3 and 4, 186.5 feet to the northwesterly corner of Lot No. 4 (the northwesterly corner of Lot No. 3) to a court and running thence with the northerly line of Lot No. 4, 25 feet to the northeasterly corner of Lot No. 4; thence running with the northeasterly line of Lot No. 4, 107 1/2 feet to a point in said line; running thence in a southerly direction to a point in the margin of Glenshade Drive 20 feet east of point of beginning, and running thence in a westwardly direction with the northerly margin of said Glenshade Drive, 20 feet to the point of beginning.

INCLUDED in the above description of Tract No. III, but expressly EXCLUDED from this conveyance are the following previoius conveyances:

Deed from Genevieve Leatherwood Wilbur to Ray Gullett and wife, Vernette E. Rouse Gullett of record in Book 1849, page 463, Register's Office for Davidson County, Tennessee; Deed from Genevieve Leatherwood Wilbur to John T. Benson, III and wife, Jane Cartwright Benson of record in Book 2104, page 193, Register's Office for Davidson County, Tennessee; and Deed from Genevieve Leatherwood Wilbur to John T. Benson, III and wife, Jane C. Bendson, or record in Book 2806, page 437, Register's

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Office for Davidson County, Tennessee.

TRACE IV:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Resubdivision of Lot No. 28 on the Plan of Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for said County, and as shown on survey made by James A. Hamilton, Jr., Surveyor, dated September 3, 1958, described as follows:

Beginning at a stone column in the northwesterly corner of Lot No. 4 (the northeasterly corner of Lot No. 3); thence, leaving said corner, South 83 degrees 42' West 11.94 feet to a point; thence South 15 degrees 45' East 13 feet to a point in the easterly line of Lot No. 3; thence along the easterly line of Lot No. 3, 19.04 feet to the point of beginning.

BEING the same property conveyed to Elizabeth B. Hill, unmarried, by Warranty Deed from Pam Schoon, unmarried, dated April 26, 2000, and filed in Instrument No. 20000505-0045402, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $200,000.00.

Elizabeth B. Hill
Affiant

Subscribed and sworn to before me this the 4th day of December, 2018.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or 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 Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

