Karen Y Johnson Davidson County
Batch# 172358 DEEDWARR
12/10/2018 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20181210-0120115

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2018.

Notary Public

My commission expires: 12/20/20

(AFFIX SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Bettes	OWNER William Bettes	**Map 038-00-0 Parcel 095.00**
6231 Freudeman Rd	6231 Freudeman Rd	
Whites Creek, TN	Whites Creek, TN	
37189	37189	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Albert Hill, aka Albert E. Hill, Jr., unmarried

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

William Bettes

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:

All that certain parcel of land situated in the County of Davidson and State of Tennessee, being bounded and described as follows:

Beginning at a point on the South side of a lot at the Southwesterly corner of the property conveyed to Ennis Hugh Carney, by deed from George W. Carney, Jr., and wife of record in Book 2021, Page 215, Register's Office for said County, said point also being South 75 degrees West 610 feet from the Southwest corner of the property conveyed to Herschel Hardin and wife by deed from Ennis Hugh Carney, et al., of record in Book 2446, Page 361, said Register's Office; thence North 10 degrees East 340 feet; thence North 80 degrees East 198 feet; thence North 35 degrees East 60 feet to the Northwest corner of said property conveyed to Herschel Hardin and wife by deed from Ennis Hugh Carney, et al.; thence with Hardin's West line, South 35 degrees 30 minutes East 640 feet to a stake; Hardin's Southwest corner; thence South 75 degrees West 610 feet to the point of beginning.

Being the same property conveyed to Peggy Carney Kirby and husband, David R. Kirby by Quitclaim Deed dated January 14, 2000 from Peggy Carney, a single person, of record in Instrument No. 20000127-0008718, said Register's Office, and further conveyed to Federal Home Loan Mortgage Corporation, by Substitute Trustee's Deed dated April 6, 2017 from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, of record in Instrument No. 20170410-0034953, Register's Office for Davidson County, Tennessee, and further conveyed to Albert Hill, aka Albert E. Hill, Jr. by Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20180510-0044715, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) Title to that portion of the premises within the bounds of any roads or highways. (2) Subject to the flow of a creek across the rear portion of said property. (3) Subject to the rights of ingress and egress as reserved in the deeds of record in Book 2446, Page 361, Book 2447, Page 193 and Book 3506, Page 509, said Register's Office. (4) Subject to the Right of Way Deed for Freudeman Road of record in Book 2740, Page 208, said Register's Office. (5) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **6231 Freudeman Road, Whites Creek, TN 37189**

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 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 **6th** day of **December, 2018.**

Albert E. Hill, Jr.

Albert Hill aka Albert E. Hill, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Albert Hill aka Albert E. Hill, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **December, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY