THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34519-10-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,220,000.00. Robert Candee Hilton Affiant Subscribed and sworn to before me this 14th day of December, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Frank Hundley, Jr. 5129 Boxcroft Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 13 0 141 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Candee Hilton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin Y. Hundley Jr., a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5129 Boxcroft Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 174903 DEEDWARR
12/17/2018 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $4,514.00
20181217-0122431

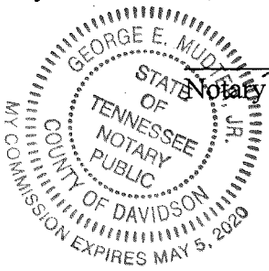
IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of December, 2018.

Robert Candee Hilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Candee Hilton, 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, at office, this 14th day of December, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Candee Hilton and Ann Howe B. Hilton, husband and wife, by deed dated March 12, 2018 from E. Warner Bass, a married man, of record in Instrument No. 20180319-0025731, Register's Office for Davidson County, Tennessee. Ann Howe B. Hilton having since died on August 12, 2018 leaving Robert Candee Hilton as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2019, not yet due and payable. Map and Parcel No. 116 13 0 141 00.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76 as amended in Book 4956, page 648 and corrected in Book 5430, page 263, Register's Office for Davidson County, Tennessee.
3. By-Laws of Association of Owners of Boxcroft, of record in Book 5365, page 7 as amended, consolidated and restated by Instrument No. 20130725-0076994, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.

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)

