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. 34665-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2019. 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: Andrew Goodman, Lindsay Goodman 1219 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** Pinnacle Bank 150 - 3rd Ave., South Suite 1000 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 130 14 0 008 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 C. Hilton and Robert C. Hilton, Jr., Co-Trustees of the Macon Hilton Marital Trust U/W of Macon Winfree Hilton, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsey Goodman and Andrew Goodman, wife and husband** ("Grantee"), their 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 1219 Chickering Road, Nashville, TN 37215.

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 Johnson Davidson County
Batch# 206988 DEEDWARR
03/18/2019 10:57:13 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00

20190318-0024376

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2019.

Robert C. Hilton, Co-Trustee of the Macon Hilton Marital Trust U/W of Macon Winfree Hilton

Robert C. Hilton, Jr., Co-Trustee of the Macon Hilton Marital Trust U/W of Macon Winfree 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 C. Hilton and Robert C. Hilton, Jr., Co-Trustees, 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, at office, this 12th day of March, 2019.

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

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Revised Plan of B.E. Woodard's Warner Park Subdivision, as of record in Plat Book 1130, page 87, 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 wife, Macon W. Hilton by deed dated August 24, 1990 from Robert S. Marcotte and wife, Betty Lou Marcotte of record in Book 8217, page 29, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 19, 1997 of record in Book 10697, page 270, Register's Office for Davidson County, Tennessee, Robert Candee Hilton, conveyed his interest in subject property to Macon W. Hilton. Macon W. Hilton being one and the same as Macon Winfree Hilton died on February 6, 2006 leaving a Last Will and Testament filed for Probate in Docket No. 06P281, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Macon Winfree Hilton directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Robert C. Hilton. Robert C. Hilton and Robert Candee Hilton being one and the same person. By Executor's Deed dated March 18, 2009 of record in Instrument No. 20090320-0025094, Register's Office for Davidson County, Tennessee, Robert C. Hilton, as Executor of the Estate of Macon Winfree Hilton, conveyed subject property to Robert C. Hilton and Robert C. Hilton, Jr., Co-Trustees, and their successors in trust of the Macon Hilton Marital Trust U/W of Macon Winfree Hilton, deceased.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 130 14 0 008 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 14 0 008 00.
3. All matters appearing on the Plan of record as Book 1130, page 87, Register's Office for Davidson County, Tennessee.