WARRANTY DEED

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $133,000.00.

Affiant

Subscribed and sworn to me on March 29th, 2019.

NOTARY PUBLIC

My Commission Expires: 9-4-19

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (TAB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32257

Karen Johnson Davidson County
Batch# 213067 DEEDWARR
04/02/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $492.10
20190402-0029932

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffery T. Hinton 1520 Forrest Avenue Nashville, TN 37206	New Owner	149-2-B-159.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Glenn Ethridge, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jeffery T. Hinton, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 195-B on the Zone Lot Division of Lots 187 thru 191 and 193 thru 195, Piccadilly Square, Phase II, as of record in Book 6250, pages 92-93, and in Book 6900, page 106, Register's Office for Davidson County, Tennessee, to which said plan referenced is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peggy Joyce Ethridge, an unmarried woman, by Warranty Deed dated February 28th, 2005, from Grace E. Shumaker now Lawhorn, a married woman (joined by her spouse Donald W. Lawhorn), of record in Instrument No. 20050310-0026514, Register's Office for Davidson County, Tennessee. The said Peggy Joyce Ethridge having died intestate on October 14, 2010. Michael Glenn Ethridge and Paul Scot Ethridge (sons) were determined to be the sole heir-at-law by Affidavit of Heirship, of record in Instrument No. 20140411-0030320 and as Instrument No. 20140731-0068367, Register's Office for Davidson County, Tennessee.

And Being further conveyed to Michael Glenn Ethridge, by Quitclaim Deed dated April 10, 2014 and recorded April 11, 2014, from Paul Scott Ethridge, unmarried, as heir at law of Peggy Joyce Ethridge, deceased of record as Instrument No. 20140411-0030321, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6236, page 683, amended in Book 6295, pages 506, 520 and 534; Book 6300, page 409, recorded in Book 6306, page 833, Book 6355, page 322; Book 6496, pages 100, 107, 114; Book 6518, pages 184

and 190. By-laws amended in Book 6295, page 572 Book 6295, pages 580, Book 6295, page 588 and in Book 6300, page 431, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6251, page 616 and Book 6186, page 238, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.
5. Utility Easement of record in Book 6298, page 491, said Register's Office.

This property is also known as improved property located at 944 Strand Fleet Drive, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 29th day of March, 2019.

Michael Glenn Ethridge

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On March 29, 2019, before me personally appeared Michael Glenn Ethridge to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 29, 2019.

NOTARY PUBLIC

My Commission Expires 3/3/2020

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County