# WARRANTY DEED

Karen Johnson Davidson County
Batch# 216549 DEEDWARR
04/11/2019 02:59:03 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20190411-0033204

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00

Jordan L. Nuzo
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF APRIL, 2019.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9757

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Stephen P. Brink and Patricia B. Brink | NEW OWNER | |
| 1712 Hillmont Dr | | 117-15-0-029.00 (Parent P |
| Nashville, TN 37215 | | |

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 ACKNOWLEDGE, WE,

**J. WILLIAM DENNY**

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

**STEPHEN P. BRINK AND PATRICIA B. BRINK, HUSBAND AND WIFE**

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1710 Hillmont Estates, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1710 Hillmont Estates, a Horizontal Property Regime, of record in Instrument Number 20171122-0119949 corrected by Affidavit in Instrument Number 20171208-0125563, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to J. William Denny and June R. Denny* by Warranty Deed from Patrick A. Gould and George V. Hearn, Co-Partners, recorded on the 2nd day of September, 1976 in Deed Book 5064, Page 715, (Note: Docket No. 18P-660 is still open in seventh circuit court for Davidson County Tennessee Probate Division), in the Register's Office of Davidson County, Tennessee.

*June R. Denny aka Betty June Ralls Denny, having passed away February 27th, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLMONT SUBDIVISION, as recorded in Plat Book 1424, Page(s) 37.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20171122-0119949 corrected by Affidavit recorded at Instrument No. 20171208-0125563.

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #:** JM-FCR-19-172

This is improved property known as 1712 Hillmont Dr, Nashville, TN 37215

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 in 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 hand on the 8th day of April, 2019.

J. William Denny

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, J. WILLIAM DENNY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 8th day of April, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020