RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $388,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public

My commission expires: 5-9-2023

Karen Johnson Davidson County
Batch# 254887 DEEDWARR
07/10/2019 11:45:42 AM 2 pgs
Fees: $13.00 Taxes: $1,435.60

20190710-0067175

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elizabeth O'Sullivan	Elizabeth O'Sullivan	180-04-0A-065.00-CO
2058 Sherbrooke Lane	2058 Sherbrooke Lane	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John T. Hillin, An Unmarried Man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth A. Veitch-O'Sullivan, A Single Woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Revision One, Section Three, Highland Creek, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20030716-0099524, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Hillin and Kelly F. Hillin, husband and wife by Warranty deed from David A. Patton and wife, Paige Patton and William P. Patton, Sr., a married man of record in Instrument No. 20110429-0032871 Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded on April 29, 2011. (Value of consideration shown in aforementioned deed $267,000.00.)

Being the same property conveyed to John T. Hillin, an unmarried man by Quitclaim deed from John T. Hillin, an unmarried man and Kelly F. Hillin, an unmarried woman, who took title as

husband and wife of record in Instrument No. 20180205-0011468 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 05, 2018. (Value of consideration shown in aforementioned deed $54,316.34.) Being also known as 2058 Sherbrooke Lane Nashville, Tennessee 37211.

This is improved property known as **2058 Sherbrooke Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of June, 2019.

John T. Hillin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John T. Hillin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~14th~~ 8th day of ~~June~~ July, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000097-528