Karen Johnson Davidson County
Batch# 257333 DEEDWARR
07/16/2019 09:31:25 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20190716-0069279

STATE OF TENNESSEE )
COUNTY OF Davidson )
The actual value or consideration, whichever is greater, for this transfer is $299,000.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 2019.

Notary Public
My Commission Expires: 11/17/20

**THIS INSTRUMENT PREPARED BY:**
**MADISON TITLE & ESCROW, LLC**
**1720 West End Avenue, Ste. 530, Nashville, TN 37203**
**Telephone (615) 942-8096**

CHRISTINE N. MARCOON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Thomas C. Hill<br>Londa B. Hill | 259 Thuss Avenue | 1011 Falls Ave. | |
| 259 Thuss Avenue | | Madison, TN | 133-02-0-083.00 |
| Nashville, TN 37211 | Nashville, TN 37211 | 37115 | |

**FOR AND IN CONSIDERATION** of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Brittney Forrister, a single woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Thomas C. Hill and Londa B. Hill, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Woodbine Sales Corporation Plan of Lots called Pleasant View of record in Plat Book 1130, Page 43, 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 Brittney Forrister, a single woman, by Warranty Deed, from Jennifer Butcher and Brad Butcher, wife and husband, of record in Instrument # 20171019-0107086, Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded October 19, 2017.**

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

**Taxes for the year 2019 and subsequent years, a lien not yet due and payable.**
**Map: 133-02-0-083.00**
**The Plan of Record in Plat Book 1130, Page 43, said Register's Office.**
**Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4305, Page 918, Book 4520, Page 839, said Register's Office.**

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 15th day of July, 2019.

Brittney Forrister

**STATE OF TENNESSEE** )
**COUNTY OF Davidson** )

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Brittney Forrister, a single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin,~~ Nashville Tennessee, this the 15th day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY