This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191855

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $315,500.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Alexis M. Cantrell
Affiant

Sworn to and subscribed before me this 18th day of July, 2019.

Georgette R Kennedy
Notary Public
My Commission Expires: 03-08-21

Karen Johnson Davidson County
Batch# 259627 DEEDWARR
07/19/2019 03:04:31 PM 2 pgs
Fees: $13.00 Taxes: $1,167.35

20190719-0071094

DAVIDSON COUNTY
GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, 2019, among:

JOHN TUOHY AND ABBIGAIL TUOHY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CAMERON HILL, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Final Plat Phase One, Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, 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 Tuohy, an unmarried man by Warranty deed from Atkins and Associates Homebuilders, Inc. of record in Instrument No. 20140129-0008128 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 29, 2014. (Value of consideration shown in aforementioned deed $243,000.00.)

Being the same property conveyed to John Tuohy and Abbigail Tuohy, a husband and wife, Trustees by Quitclaim Deed Creating Tenancy By The Entirety from John Tuohy of record in Instrument No. 20180806-0077187 Register's Office for Davidson County, Tennessee, dated March 05, 2018 and recorded on August 06, 2018. and Scrivener's Affidavit recorded in Instrument No. 20181001-0097281. Being also known as 2321 Somerset Valley Dr Cane Ridge, Tennessee 37013.

Being the same property conveyed to John Tuohy and Abbigail Tuohy, husband and wife, by Corrective Deed dated July 18, 2019 **and filed for record in** 20190719-0071093 **, Register's Office for Davidson County, Tennessee.**

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

John Tuohy

Abbigail Tuohy

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John Tuohy and Abbigail Tuohy, the within named 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.

Witness my hand and official seal this 18 day of July, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Cameron Hill
Address: 2321 Somerset Valley Dr
City, State, Zip: Cane Ridge, TN 37013

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 173-06-0B-055.00-CO