THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow, Corp. 2 Cadillac Drive Brentwood, Tn. 37027 P19-8988-PILK	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **186,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2019 Notary Public MY COMMISSION EXPIRES: 9-18-23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 298560 DEEDWARR
10/09/2019 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $688.20
20191009-0103638

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Jean Tillman	New Owner	MAP
2025 Woodmont Blvd - Apt 302		PARCEL 117-11-0J-302.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Ronald B. McPeak and wife, Moonyene McPeak**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra J. Tillman, An Unmarried Person**

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:

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Ronald B. McPeak and wife, Moonyene McPeak by Warranty deed from Katherine Mayberry Howard, married of record in Instrument No. 20110901-0067910 Register's Office for Davidson County, Tennessee, dated August 30, 2011 and recorded on September 01, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2025 Woodmont Blvd - Apt 302, 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, their heirs and assigns forever; and we do covenant with 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 is 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 our hand(s) this the 25th day of September, 2019.

Ronald B. McPeak

Moonyene McPeak

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald B. McPeak** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of September, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Moonyene McPeak** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of September, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

TRUE COPY CERTIFICATON

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

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

LISSA CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY