This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5292

Karen Johnson Davidson County
Batch# 305591 DEEDWARR
10/24/2019 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20191024-0109180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2019

Notary Public
My Commission Expires: _____

REBECCA KRUGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luke Hilko and Lisa Hilko 529 Skyview Dr. Nashville TN, 37206	Mortgage Investors Group 8320 E Walker Springs Ln, Ste 200 Knoxville, TN 37923	083-11-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Diane D. Neel, unmarried****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lisa M. Hilko Luke M. Hilko, wife and husband**, hereinafter called the Grantee(s), his/her/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 Lot No. 16 on the Plan of Rolling Acres (Mcnabb's Subdivision of Tillman Property) of record in Plat Book 1130, Page 34, 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 Diane D. Neel, unmarried and Sheila K. Smith, unmarried, as joint tenants with rights of survivorship by Quitclaim deed from Sheila K. Smith, unmarried of record in Instrument No. 20080225-0018487 Register's Office for Davidson County, Tennessee, dated February 15, 2008 and recorded on February 25, 2008.

**Sheila K. Smith having since died April 16, 2019, leaving Diane D. Neel as surviving joint tenant.

This is improved property located at: **529 Skyview Drive, Nashville, TN 37206**.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 18th day of October, 2019.

GRANTOR:

Diane D. Neel

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diane D. Neel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2019.

Notary Public
My Commission expires: 9-20-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

