WARRANTY DEED

Karen Johnson Davidson County
Batch# 328824 DEEDWARR
12/12/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20191212-0128410

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Kristie McRee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-112012

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Douglass Oliver	Douglass Oliver	
(NAME) 229 Deer Park Dr.	(NAME) 229 Deer Park Dr.	042-10-0-050.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Eight Thousand And No/100 Dollars ($278,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOWARD E. TILLMAN AND WIFE, MARY E. TILLMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLASS OLIVER, 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 Lot No. 1 on the Plan of Head's Subdivision, Section I of record in Plat Book 1835, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Old Hickory Boulevard, a common corner of Lot No. 1 and a strip marked "Reserved for Future Development"; thence with the line between Lot No. 1 and said reserved strip, Southerly 84.15 feet to a point; thence Easterly 300 feet to a point; thence Northerly 149.5 feet to a point; thence around a curve to a point in the Southerly margin of Old Hickory Boulevard; thence with said margin Southwesterly 230.36 feet; Southerly 5.0 feet; and Southwesterly 42.5 feet to the point of beginning.

Being the same property conveyed to Howard E. Tillman and wife, Mary E. Tillman by Warranty deed from J.C. Kendall and Linda Faye Kendall of record in Instrument No. 20110222-0014503 Register's Office for

Davidson County, Tennessee, dated February 22, 2011 and recorded on February 22, 2011.

unimproved ☐
This is improved ☒ property, known as 98 S. Graycroft Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Howard E. Tillman and wife, Mary E. Tillman this 10 day of December, 2019

Howard E. Tillman

Howard E. Tillman

Mary E. Tillman

Mary E. Tillman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of December, 2019, before me personally appeared Howard E. Tillman and wife, Mary E. Tillman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of December, 2019.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Penny A. May, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny A May
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY