WARRANTY DEED

Karen Johnson Davidson County
Batch# 356151 DEEDWARR
02/10/2020 03:17:46 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200210-0015197

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Hillmann	Robert L. Hillmann	081031R00100CO
(NAME)	(NAME)	
6191 Vine Hill School Road	6191 Vine Hill School Road	
(ADDRESS)	(ADDRESS)	
Sebastopol, CA 95472	Sebastopol, CA 95472	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Arthur John Rushton O'Brien and Tracy Leigh O'Brien, husband and wife** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert L. Hillmann, Married Man,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit A, Lot No. 19 on the Plan of Subdivision of Lot No. 37 in Owens Plan of Buena Vista, as shown by plat of record in Plat Book 1, Page 84, of the Chancery Court of Nashville and Book 57, Page 335, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Arthur John Rushton O'Brien and Tracy Leigh O'Brien, husband and wife by deed from Genorris Crawford, a single woman, dated 2-19-19 of record in Instrument #201902190014810, Register's Office for said County.

Being the same property conveyed to Genorris Crawford by deed from Winifred Miller Crawford, dated 4-30-18 of record in Instrument #201807100066459, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2411 A Middle Street, Nashville, TN 37208
(House Number) (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.

Witness our hands this 5th day of February, 2020.

Arthur John Rushton O'Brien
Arthur John Rushton O'Brien
by Ashley Sweet Attorney in Fact
By Ashley Sweet, Attorney-In-Fact

Tracy Leigh O'Brien
Tracy Leigh O'Brien
by Ashley Sweet Attorney in Fact
By Ashley Sweet, Attorney-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me Ashley Sweet as Attorney-In-Fact for Arthur John Rushton O'Brien and Tracy Leigh O'Brien, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of February, 2020.

Judy Reed
Notary Public Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 1677