WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-PG-19-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 396631 **DEEDWARR**
05/06/2020 01:17:26 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200506-0047284

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
St. Joseph Properties, LLC	New Owner	
(NAME)	(NAME)	**105-01-0-573.00**
947 Turnberry Cove		
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES HILL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ST. JOSEPH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Section One Hundred, Edgehill Estates of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 62 fronts 50.0 feet on the Easterly margin of Southside Avenue and extends back 120.0 feet on the Northerly line and 120.0 feet on the Southerly line to a dead line in the rear, measuring 49.86 feet thereon.

Being the same property conveyed to James Hill and wife, Willie Mae Hill by Warranty deed from Christine Halsey, single of record in Book 9414, page 543, Register's Office for Davidson County, Tennessee, dated July 06, 1994 and recorded on July 22, 1994.

Note: Willie Mae Hill deceased, and Affidavit of Facts recorded on October 01, 2009, in Instrument No. 20091001-0091068.

Being the same property conveyed to James Hill and Gladys Bowden, as Tenants in Common by Quitclaim deed from James Hill of record in Instrument No. 20091001-0091069 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on October 01, 2009.

Being the same property conveyed to James Hill by Quitclaim deed from Gladys Bowden, a single woman of record in Instrument No. 20110503-0033811 Register's Office for Davidson County, Tennessee, dated May 02, 2011 and recorded on May 03, 2011.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220,, Page 723, revised by Book 6236, page 263, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Southside Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF MAY, 2020.

James Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of May, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212