DO NOT PUBLISH

Karen Johnson Davidson County
Batch# 423384 DEEDWARR
06/23/2020 08:30:23 AM 3 pgs
Fees: $18.00 Taxes: $6,012.50

20200623-0067219

# WARRANTY DEED

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY<br><br>Fidelity Residential Solutions<br>6640 Shady Oak Road<br>Suite 400<br>Eden Prairie, MN 55344<br>831320 1067475<br>Nicole Stolhanske | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $ 1,625,000.00<br><br>C. Carney<br>Affiant<br><br>Subscribed and sworn to before me, this the 18th day of June, 2020.<br><br>Stephanie Dome<br>Notary Public<br><br>My commission expires: _____<br>(Affix Seal) |

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

| | |
|---|---|
| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
| NAME: Loy Carney<br>911 Dorset Drive | NAME:<br>New Owner |
| STREET ADDRESS: Brentwood TN 37027 | STREET ADDRESS: |
| MAP & PARCEL NO.: 159-10-0B-013.00CO | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Geoffrey D. Hill and Becky Hill, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Loy Carney as Trustee of the Aspan Revocable Trust, Dated June 15, 2020, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 911 Dorset Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

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Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-C-20911

WITNESS MY/OUR SIGNATURE(S) THIS 17th day of March, 2020.

X _____
Geoffrey D. Hill

X _____
Becky Hill

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Geoffrey D. Hill, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 17th day of March, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

State of Tennessee }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Becky Hill, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 17th day of March, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 12A on the Plan of Dorset Park Subdivision of record in Plat at Instrument No. 20080626-0065807, 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 Geoffrey D. Hill and wife, Becky Hill by Warranty deed from Castle Contractors, LLC, Tennessee Limited Liability Company of record in Instrument No. 20131031-0113084 Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on October 31, 2013.