WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ MS Davidson DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

M Fitzgerald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-6146-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin Warren Hill	NEW OWNER	118 14 0G 002.00 CO
(NAME)	(NAME)	
3503 Robin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Seventy-Five Thousand And No/100 Dollars ($1,175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GENTIAN MJESHTRI AND EMILY SCOTT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Warren Hill, Jr. and Holly Ann Roberts Hill, husband and wife** , 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 Unit No. "B" on the plan of Homes at 3501 and 3503 Robin Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3501 and 3503 Robin Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180403-0030806, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Karen Johnson Davidson County
Batch# 449597 **DEEDWARR**
08/04/2020 01:48:34 PM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20200804-0086252

Being part of the same property conveyed to EMILY SCOTT AND GENTIAN MJESHTRI, WIFE AND HUSBAND, by deed from SUNIL KAWATRA, CONSERVATOR FOR THE ESTATE OF CAMILLE A. TAYLOR, AND ROBERT JORDAN TAYLOR, JR. AND DEBORAH ANN TAYLOR DEMATTEO AND RICHARD EDWIN TAYLOR AND JILL LEIGH TAYLOR MEYER AND RANDALL EUGENE TAYLOR, HEIRS AT LAW OF ROBERT JORDAN TAYLOR, SR., of record in Instrument No. 20180329-0029556, dated March 21, 2018, corrected by Scrivener's Affidavit of record in Instrument No. 20200218-0017930, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3503 Robin Road, Nashville, TN 37204
(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.

Witness our hands this 31st day of July 2020.

Gentian Mjeshtri

Emily Scott

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of July 2020, before me personally appeared **Gentian Mjeshtri and Emily Scott,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31st day of July 2020.

Commission Expires: 8/1/22

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public