This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-8103

Karen Johnson Davidson County
Batch# 453796 **DEEDWARR**
08/10/2020 01:41:45 PM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20200810-0088814

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $322,500.00.

Lori Bliel
Affiant

Subscribed and sworn to before me, this the 6th day of August, 2020.

Gina Dunning
Notary Public
My Commission Expires: 8/21/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madelyn Hill 105 Windwood Circle Nashville, TN 37214	Same as New Owner	108-12-0B-151.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John C. Filson and wife, Angie H. Filson,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madelyn Hill, a single woman**, hereinafter called the Grantee(s), his/her/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. 88 on the Plan of Harborview, Phase 1A - Section 5 of record in Plat Book 7900, Page 485, 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 John C. Filson and wife, Angie H. Filson by Warranty deed from Frank Batson Homes, Inc. of record in Book 9105, page 27, Register's Office for Davidson County, Tennessee, dated October 01, 1993 and recorded on October 05, 1993

Being the same property conveyed to Angie H. Filson by Quit Claim deed from John C. Filson of record in Instrument No. 20030909-0131660 Register's Office for Davidson County, Tennessee, dated September 9, 2003 and recorded on September 9, 2003.

This is improved property located at: **105 Windwood Circle, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2020.

GRANTOR:

John C. Filson

Angie H. Filson

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John C. Filson and Angie H. Filson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of August, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021