WARRANTY DEED

Karen Johnson Davidson County
Batch# 468398 DEEDWARR
09/02/2020 11:59:21 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20200902-0099772

File # 14950

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 5/03/2021

(AFFIX SEAL)

VINCENT NORTHCUTT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clinton D Hill Amy S Hill	Same	16106010300
(NAME)	(NAME)	
815 Highgrove Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **Gary J Hill and Clara Z Hill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clinton D Hill and Amy S 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 Lot No. 145, on the Plan of Huntington park, Section 2, of record in book 4175, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 105.00 feet on the southerly side of McMurray Drive and fronts 76.96 feet on the easterly side of Whitaker Drive, said frontages being joined by a curve which measures 39.36 feet and runs back 101.31 feet on the easterly lot line and 142.15 feet on the southerly lot line to a point of intersection.

Being the same property conveyed to Gary J Hill and wife Clara Z. Hill, by deed of record in Book 11101 , Page 936 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5100 Whitaker Road, Nashville, TN 37211
(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 my/our hands this 31st day of August, 2020.

Gary J Hill

Clara Z Hill

State of Tennessee
County of Davidson

Personally appeared before me Gary J Hill and Clara Z Hill, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2020.

Notary Public
My Commission Expires: 05/03/2021

File No.: 14950

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03,2021