Karen Johnson Davidson County
Batch# 469825 DEEDWARR
09/03/2020 02:21:58 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20200903-0100857

Warranty Deed

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $720,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of September, 2020. Notary Public My commission expires: 3/7/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Susan Murphy	new owners	171-04-0B-017.00-CO
5625 Cloverland Park Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE E. HILTON JR. AND MICHELLE W. HILTON,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN MURPHY**, UNMARRIED 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:

A certain tract or parcel of land in Davidson County, Tennessee, Being Lot No. 17 on the Plan of Cloverland Park of record in Plat at Instrument No. 20001013-0102079, 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 Jonathan M. Gillett and wife, Jennifer S. Gillett by Warranty deed from Alan D. Adams, Inc. of record in Instrument No. 20020305-0027331 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 05, 2002.

Being the same property conveyed to Jonathan M. Gillett by Quitclaim deed from Jennifer S. Gillett of record in Instrument No. 20190429-0039197 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

Being the same property conveyed to Wayne E. Hilton, Jr. and wife, Michelle W. Hilton by Warranty deed from Jonathan M. Gillett of record in Instrument No. 20190429-0039198 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 29, 2019.

Being also known as 5625 Cloverland Park Drive Brentwood, Tennessee 37027.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-DM-20-5625

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5625 Cloverland Park Drive, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2020.

Wayne E. Hilton Jr.

Michelle W. Hilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wayne E. Hilton Jr. and Michelle W. Hilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of ~~September, 2020~~.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021