This Instrument Prepared by ~~and Return to~~:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

**STATE OF TENNESSEE,**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater is $309,999.00.

Affiant

Subscribed and sworn before me this the 8th day of September, 2020.

Notary Public
My commission expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Madeline Meaux | | 062-02-0B 076.00 |
| 2840 Paddle Wheel Drive | new owner | |
| Nashville, TN 37214 | | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT P. HILDEN AND LISA E. HILDEN, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MADELINE MEAUX**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Final Plat Abbington Park, Phase One - Section Two, of record in Plat at Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, 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 Robert P. Hilden and Lisa E. Hilden, by deed from Henok Wondem and Nadine Wondem, husband and wife, dated 03/15/2017, of record in Instrument No. 20170317-0026234, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2840 Paddle Wheel Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 473581 DEEDWARR
09/10/2020 02:57:42 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200910-0103432

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TAG 20-02840

Witness my hand this the 8th day of September, 2020.

Robert P. Hilden

Lisa E. Hilden

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert P. Hilden and Lisa E. Hilden**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2020.

My commission expires: 11-6-2023

Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY