398

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829679

Karen Johnson Davidson County
Batch# 515518 **DEEDWARR**
11/12/2020 03:03:06 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20201112-0133647

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2020.

Notary Public
My Commission Expires: 3/8/22

ANGELA Y. POSTON WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hildreth, LLC. 4152 Outer Dr Nashville TN 37204	New Owner	Tax Parcel ID No. 131 15 0 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Keener Billups, Jr. and Allison M. Billups, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hildreth, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 358, Seven Hills, Section 8, as shown on plat of record in Plat Book 3300, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Keener Billups, Jr. and Allison M. Billups, husband and wife, by Quitclaim Deed from Thomas K. Billups, Jr. and wife, Allison M. Billups, of record in Instrument No. 20130211-0013880, in the Register's Office of Davidson County, Tennessee, dated February 4, 2013 and recorded on February 11, 2013.

Being the same property conveyed to Thomas K. Billups, Jr. and wife, Allison M. Billups by Warranty Deed from Gail B. Ashwood, unmarried, recorded on the 4th day of November, 2002 in Instrument No. 20021104-0134664, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Seven Hills, Section 8, as recorded in Plat Book 3300, Page(s) 14.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 609.

This is improved property located at 1306 Hildreth Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of November, 2020.

Thomas Keener Billups, Jr.

Allison M. Billups

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Keener Billups, Jr. and Allison M. Billups, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2020.

Notary Public

My Commission Expires: _____

