Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 559004 DEEDWARR
01/22/2021 01:02:48 PM 2 pgs
Fees: $13.00 Taxes: $1,147.74

20210122-0009940

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,200.00.

Affiant

Subscribed and sworn to before me this 20th day of January, 2021.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 7, 2021

2020-817

Address of New Owner:	Send Tax Bills to:	Tax Information:
William B. Hillhouse		
1404 Winwood Place	NEW OWNER	108-12-0-251.00
Nashville, TN, 37214		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Henry Martin and Melodeene Martin, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William B. Hillhouse, unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section 5, Trailwood of record in Plat Book 6900, Page (s) 477 through 479, inclusive, 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 Henry Martin and Melodeene Martin, husband and wife by Warranty deed from Jennifer Graves, unmarried of record in Instrument No. 20170724-0074696 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 24, 2017.

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

This is improved property located at **1404 Winwood Place, 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 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 our hands this 19th day of January, 2021.

Henry Martin

Melodeene Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Martin and Melodeene Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

