Returned TO:

THIS INSTRUMENT ~~WAS PREPARED BY~~

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 562070 DEEDWARR
01/27/2021 10:33:49 AM 2 pgs
Fees: $13.00 Taxes: $473.60

20210127-0012011

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **128,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 2021

Notary Public

MY COMMISSION EXPIRES: 9/4/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Assurance Restoration & Roofing, Inc.		
607 Woodett Drive	New Owner	081-07-0-372.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Assurance Restoration & Roofing, Inc., a Tennessee corporation**

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. 73 in Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 73 fronts 50 feet on the Easterly side of 12th Avenue North and run back between parallel lines 115 feet to an alley.

Being the same property conveyed to James R. Hillin by Warranty deed from G. L. Waynick of record in Book 5639, page 263, Register's Office for Davidson County, Tennessee, dated August 15, 1980 and recorded on August 19, 1980.

Being a portion of the same property conveyed to James R. Hillin and wife, Nancy T. Hillin, as tenants in common (and not as tenants by the entirety and not as joint tenants with right of survivorship) by Quitclaim deed from Jeffrey Mobley, Trustee of record in Instrument No. 20080819-0084995 Register's Office for Davidson County , Tennessee, dated August 12, 2008 and recorded on August 19, 2008.

Being a portion of the same property conveyed to Nancy T. Hillin, Trustee of the James R. Hillin Bypass Trust by Executors Quitclaim deed from Nancy T. Hillin, Executor of the estate of James R. Hillin, deceased of record in Instrument No. 20110920-0072752 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 20, 2011.

Being a portion of the same property conveyed to an equal undivided tenant in common interest to Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, and an equal undivided tenants in common interest to Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust by Trustees deed from Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust of record in Instrument No. 20200519-0051790 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 19, 2020.

Being a portion of the same property conveyed to Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, and an equal undivided tenants in common interest to Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust by Executors Quitclaim deed from Lisa H. Executor of the Estate of Nancy T. Hillin, deceased of record in Instrument No. 20200528-0054835 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 28, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1916 12th Avenue N, Nashville, Tennessee 37208.**

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 the 26th day of January, 2021.

The Randy Hillin 2016 Trust

Lisa H. Taylor, Trustee

By: Lisa H. Taylor, Trustee

Lisa H. Taylor, Individually

The Lisa H. Taylor 2016 Trust

Lisa H. Taylor, Trustee

By: Lisa H. Taylor, Trustee

Lisa H. Taylor, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa H. Taylor** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of **The Randy Hillin 2016 Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lisa H. Taylor** as such **Trustee**.

Witness my hand and seal this the 26th day of January, 2021.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa H. Taylor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 26th day of January, 2021.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa H. Taylor** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of **The Lisa H. Taylor 2016 Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lisa H. Taylor** as such **Trustee**.

Witness my hand and seal this the 26th day of January, 2021.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa H. Taylor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 26th day of January, 2021.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY