WARRANTY DEED

Karen Johnson Davidson County
Batch# 717133 DEEDWARR
09/15/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20210915-0123981

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

File No.: RP-21-310

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Elaine Tilton	Churchill Mortgage Corporation	147 01 0 249.00
(NAME)	(NAME)	
310 Garrett Dr. Nashville, TN 37211	1749 Mallory Lane Brentwood, TN 37027	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **HAYDEN E. WILLIAMS, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HANNAH ELAINE TILTON, UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 171 on the plan of Section One (Revised), Caldwell Hall, of record in Book 2900, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed from Blake A. Jones and Julie C. Jones, husband and wife, to Hayden E. Williams, a single man, by Warranty Deed dated May 15, 2014, recorded May 20, 2014, in Instrument No. 20140520-0043360, in the Register's Office of Davidson County, Tennessee, .

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 310 Garrett Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 13th day of September, 2021

Hayden E. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2021, before me personally appeared Hayden E. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2021.

Notary Signature
My commission expires: MAY 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Christy Burkhalter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2021.

Christy Burkhalter
Affiant Signature

9-13-2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13th day of September, 2021.

Notary's Signature

My Commission Expires: May 7, 2024

Notary's Seal

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

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