35518-9 Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 812152 DEEDWARR
02/28/2022 09:24:17 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220228-0022080

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2022.

Notary Public

My commission expires: 9/8/25

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Attorneys Title Company, Inc., 2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gary Lamar Conn, Jr. and Julie Ann Conn	**Renasant Bank**	**096-01-0-080.00**
2612 Bluefield Ave	**2001 Park Place Ste 150**	
Nashville, TN 37214	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William T. Hill, Jr, and wife, and Kathleen C. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Lamar Conn, Jr. and Julie Ann Conn, husband and wife

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. 7 on the Plan of Resubdivision of Lots Nos. 1 to 10 inclusive in Bluefields, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, January 31, 1941, as follows: BEGINNING on the northerly margin of Bluefield Avenue, at the southeast corner of Lot No. 6, conveyed to Clarence M. Overstreet by deed from James Manley Dickson and wife, of record in Book 2749, page 185, Register's Office for said County; thence with the line between Lots Nos. 6 and 7, northeasterly 340.1 feet to the southwesterly margin of the Tennessee Central Railroad; thence with the same, southeasterly 79.2 feet to the northwest corner of Lot No. 8; thence with the line between said two lots, southwesterly 315 feet, more or less, to the northerly margin of Bluefield Avenue; thence with the same, westerly 75 feet to the beginning.

Included but excluding therefrom is the following described property: Being a part of Lot 7 on the Plan of the Resubdivision of Lots Nos. 1 to 10 inclusive in Bluefields, not of record described as follows: BEGINNING at the point of intersection of the south margin of State Route 24 and the west margin of the L&N Railroad, thence along the said west margin South 43 degrees 27 minutes 30 seconds east 33 feet, more or less, to a point, thence North 82 degrees 14 minutes West 67 feet, more or less, to a point, thence North 34 degrees 16 minutes East 22 feet, more or less, to a point in the said south margin, thence along the sough margin South 81 degrees 44 minutes East 32 feet, more or less, to the point of beginning and containing 0.023 acres.

Being the same property conveyed to William T. Hill, Jr. and wife, Kathleen C. Hill, by Warranty Deed dated 09/11/1982, from Richard L. Givan and wife, Margaret Givan, of record in Book 5775, page 757, corrected in Book 5941, page 986, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

Right-of-Way Deed of record in Book 4804, page 228, said Register's office.

Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778, said Register's Office.

Taxes or assessment for the year 2022 and all subsequent years, not yet due and payable. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

This is improved property, known as **2612 Bluefield Ave, 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 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 my/our hand(s) this **25th** day of **February, 2022.**

William T. Hill, Jr

Kathleen C. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, William T. Hill, Jr and Kathleen C. Hill, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **February, 2022.**

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/8/25