WARRANTY DEED

Karen Johnson Davidson County
Batch# 900346 DEEDWARR
08/08/2022 10:58:12 AM 2 pgs
Fees: $13.00 Taxes: $4,623.15

20220808-0089904

MJ-P-22-700

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,249,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dave L. Longwill and Christine Kiesling	**First Horizon Bank**	
(NAME)	(NAME)	**081 08 0 191.00**
700 Buchanan St	**165 Madison Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CRAIG HILL AND MARSHIA HILL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVE L. LONGWILL AND CHRISTINE KIESLING, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Easterly 56 feet of Lot No. 408 and the Easterly 56 of Lot No. 410 on the Map of North Nashville Realty Company, of record in Book 21, Page 105, Register's Office for said County, more particularly described according to a survey dated June 18, 1951, made by Norris H. Hickerson, Surveyor, as follows:

Beginning at an iron pin in the North margin of Buchanan Street, 56 feet West of the Southwest corner of the intersection of said Buchanan Street and 7th Avenue North; thence North 32 degrees West 80 feet to an iron pin; thence North 58 degrees East 56 feet to an iron pin in the West margin of 7th Avenue North; thence South 32 degrees East along the West margin of said Avenue 80 feet to an iron pin; thence South 58 degrees West 56 feet to the point of beginning.

Being the same property conveyed to Craig Hill and Marshia C. Hill, husband and wife, by Warranty Deed from Jeffrey A. Zeitlin, unmarried of record in Instrument No. 20190415-0034124, in the Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 15, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.
- Easement for Private Sanitary Sewer, recorded in Instrument No. 20180619-0058730.
- Easement for Declaration of Reciprocal, recorded in Instrument No. 20190412-0033583.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Buchanan St, 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 GRANTEE(S), 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 the 29 DAY OF JULY, 2022.

Craig Hill by Lindsay B. Fattal, Attorney in fact
Craig Hill by Lindsay Blakely Fattal, Attorney-in-Fact

Marshia Hill by Lindsay B. Fattal, Attorney in fact
Marshia Hill by Lindsay Blakely Fattal, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Blakely Fattal, Attorney-in-Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CRAIG HILL AND MARSHIA HILL, and who acknowledged they executed the same as the free act and deed of the said CRAIG HILL AND MARSHIA HILL.

Witness my hand and official seal, this the 29th of July, 2022.

Melissa Jansen
Notary Public
My Commission Expires: 5/5/25
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212