RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1013119 DEEDWARR
06/09/2023 09 41 34 AM 2 pgs
Fees $13 00 Taxes $5,927 60

20230609-0043928

PREPARED BY (AND RETURN TO).
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No · 63129
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert F Leow Olivia Billingsley Leow 231 Hillwood Blvd. Nashville, TN 37205	New owner

TAX MAP PARCEL NUMBERS: 10314007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,602,054.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel A. Sheaff and Rebecca Sheaff, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert F. Leow and wife Olivia Billingsley Leow,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 and the westerly one-half of Lot No. 9, both in Block "E" on the plan of Hillwood Estates, Blocks A, B, C, D, and E, of record in Book 1835, pages 59 and 60, Register's Office for said County, and being described according to a survey by John Kohl and Co , P.C., Tennessee No 100, dated April 6, 1987, as follows

Said Lot No. 10 and said portion of Lot No. 9 adjoin and front together 260.00 feet on the southerly margin of West Hillwood Drive and extend back 240.3 feet on the westerly line and 226 65 feet, more or less, on the easterly line to a broken line in the rear, measuring 182.50 feet thereon

Being the same property conveyed to Daniel A Sheaff and Rebecca Sheaff, husband and wife, by Warranty Deed from John H Wallace and Jeanne Jewett, husband and wife, dated April 2, 2018 and recorded on April 4, 2018, of record in Inst. No. 20180404-0031752, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to· Taxes for 2023, and subsequent years; The Plan of record in Book 1835, pages 59 and 60, said Register's Office, shows an owner's certificate and a 75 foot minimum building set back line from West Hillwood Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 231 Hillwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on this 8th day of June, 2023

Daniel A. Sheaff

Rebecca Sheaff

State of Tennessee

County of Davidson

On this 8th day of June, 2023, before me the undersigned authority, personally appeared Daniel A. Sheaff and Rebecca Sheaff, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,602,054.00

Affiant

Sworn and subscribed before me on this 8th day of June, 2023

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

My Commission Expires: _____

Notary