**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240146719**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2024.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-07-2026

Karen Johnson Davidson County
Batch # 1105243 DEEDWARR
02/28/2024 10:51:28 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20240228-0013586

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Benjamin Warren Hill, Jr. and Holly Ann Roberts Hill<br>3512 Lealand Lane<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>118-09-0-211.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Abigail B. James, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Warren Hill, Jr. and Holly Ann Roberts Hill, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being part of Lot No. 23 on the Map of the O.F. Noel Property east of the Granny White Road, called Noelton, not of record and described according to a copy of a survey thereof made in March 1937 by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the easterly line of the right-of-way of the Glendale Car Line opposite the easterly margin of 10th Avenue South 200 feet south of the southeast corner of Woodmont Boulevard, the southwest corner of a part of said lot conveyed to H.C. Barry and wife by deed from O.F. Noel, et al. Trustees of record in Book 1001, page 55, Register's Office for said County; thence with the east line of said car line right-of-way south 11 degrees west 100 feet to an iron pin, the northeast intersection of said right-of-way and a proposed street; thence with the north margin of said proposed street south 84 degrees east 221 feet 2 inches to an iron pin; thence north 9 degrees east 100 feet to Barry's southeast corner; thence with Barry's south line north 84 degrees west 217 feet 8 inches to the point of beginning.

Being the same property conveyed to EVAN A. JAMES AND ABIGAIL B. JAMES, HUSBAND AND WIFE, by deed from LANCE B. BROCK II AND WIFE, CAROLINE S. BROCK, of record in Instrument No. 20120503-0037919 , dated April 27, 2012 , said Register's Office.

Pursuant to Divorce Decree, EVAN A. JAMES conveyed to ABIGAIL B. JAMES, by quitclaim deed of record in Instrument No. 20221227-0132614, dated December 7, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 118-09-0-211.00.

This is improved property located at 3512 Lealand Lane Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of February, 2024.

Abigail B. James

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Abigail B. James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2024.

Notary Public

My Commission Expires:

