WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/12/04 14:58 2pgs
Fees:13.00 Taxes:740.00

20040512-0055284

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Rymer	Sharon Rymer	
(NAME)	(NAME)	
1905 Holly Street	1905 Holly Street	83-14-19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040739

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Lawrence Hudson* and Patricia Jones***** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharon Rymer, unmarried**, hereinafter called the GRANTEE, **her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

* AKA Lawrence Martin Hudson
** Both unmarried
*** AKAPatricia A. Jones

See Exhibit A attached

unimproved ☐

This is improved ☒ property, known as 1905 Holly Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 6th day of May, 2004.

Lawrence Hudson AKA Lawrence Martin Hudson

Patricia Jones AKA Patricia A. Jones

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lawrence Hudson* and Patricia Jones**, the bargainor(s), 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.

* AKA Lawrence Martin Hudson ** Patricia A. Jones

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of May, 2004.

Commission expires: 2-23-06

Notary Public

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

File No.: 1014084-A

EXHIBIT A

Being Lot No. 20 on the Plan of Richardson Place, as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the northerly side of Holly Street and runs back between parallel lines 172 feet to a dead line.

Property commonly known as: 1905 Holly Street, Nashville, Davidson County, Tennessee 37208

Being the same property conveyed to Patricia A. Jones on 08/05/83 from Frank Key and wife, Lillian Key and recorded in Book 6112, page 719, said Register's Office for Davidson County, Tennessee. Patricia A. Jones quitclaimed on 05/21/93 to Patricia A. Jones and Lawrence Martin Hudson and recorded in Book 8959, page 550, said Register's Office of Davidson County, Tennessee.

The said Patricia A. Jones and Patricia Jones are one and the same person

The said Lawrence Martin Hudson and Lawrence Hudson are one and the same person