Box 13 #9549

WARRANTY DEED

BETH TIMBLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

x Monique L. Hodison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2005.

Beth Timblett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monique L. Hodison	Monique L. Hodison	92-5-183
(NAME) Monique L. Hodison	(NAME) 3303 Batavia St.	Davidson County DEEDWARR Recvd: 04/27/05 15:28 2 pgs Fees:13.00 Taxes:312.65
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37209	20050427-0047096
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank O. Hodison,Jr., Administrator C.T.A. of the Estate of Pearl Ella Hodison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monique L. Hodison, A Single Woman, 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 the easterly 50 feet of the westerly 100 feet of Lots 1, 2,3,4, and 5 of Block 44 on the Map of Fisk University's Plan of lots, as of record in Book 421, Pages 4 and 5, Register's Office for said County, a part of the north part of Batavia, formerly Zollicoffer Street, also being shown as the southerly part of Lot No. 62 on the Map of College Hill Subdivision, Section 2, as of record in Book 2133, Page 52, said Register's Office, described as follows: Beginning on the northerly margin of Batavia Street, at the corner of Lots Nos. 62 and 63 as shown on the Map of College Hill Subdivision, Section 2; thence with the line between said two lots, northwardly 125 feet; more or less, to the southerly line of Lot No. 6, as shown on the Map of Fisk University Plan of lots; thence with the line between Lots Nos. 5 and 6, as shown on said Map of Fisk University Plan of Lots, Westwardly 50 feet to the westerly line of lot No. 62 on the Map of College Hill Subdivision, Section 2; thence southwardly 145 feet, more or less, to the northerly margin of Batavia Street; thence with said street and a curve, eastwardly 52.27 feet to the beginning.

Being the same property conveyed to Frank Hodison and wife, Pearl Hodison, by deed of record in Book 2392, Page 600, Register's Office for Davidson County, Tennessee. The said Frank Hodison having pre-deceased Pearl Hodison. The said Pearl Hodison having since died testate leaving Frank O. Hodison, Jr. as administrator of the Estate of Pearl Ella Hodison.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3303 Batavia St., Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 22nd day of April, 2005.

Frank O. Hodison,Jr., Administrator C.T.A. of the
Estate of Pearl Ella Hodison

By: Frank O. Hodison, Jr. admin. C.T.A.
Frank O. Hodison,Jr., Administrator C.T.A. of the
Estate of Pearl Ella Hodison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of April,2005, before me personally appeared Frank O. Hodison, Jr. Administrator of the Estate of Pear Ella Hodison, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2005.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006