WARRANTY DEED

File Number: 70364

Davidson County DEEDWARR
Recvd: 08/30/07 10:00 3 pgs
Fees:18.00 Taxes:236.52
20070830-0104209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,925.00

Florence Hung
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGELA HARRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred E Gray III	M&T Bank	
(NAME) 1903 26th Avenue N.	(NAME) PO Box 62182	08106020800
(ADDRESS) Nashville, TN 37208	(ADDRESS) Baltimore, MD 21264,	
(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, I, Beverly Bodenhamer, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred E Gray III, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 30 on the Plan of Cumberland Gardens, Section Five, of record in Book 3300, page 37, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. D. Bodenhamer, Life Estate, Beverly R. Bodenhamer and Cybil W. Bodenhamer as tenants in Common, from Nellie Mae Bodenhamer, by warranty deed of record in Book 9825, Page 813, on October 12, 1995, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W.D. Bodenhamer, for his natural life, and Beverly R. Bodenhamer with remainder in fee from Cybil W. Bodenhamer by Quit Claim deed on April 17, 2000, in the Register's Office for Davidson County, Tennessee.

W.D. Bodenhamer having since died on May 17, 2004, as of record # 0402793 in the State of Tennessee Office of Vital Records. Thereby Beverly Bodenhamer having interest in said property fee simple.

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

unimproved ☐

This is improved ☒ property, known as 1903 26th Avenue N., Nashville, TN 37208
(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 29th day of August, 2007.

Beverly Bodenhamer

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Bodenhamer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Beverly Bodenhamer executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2007.

Commission expires: 4/28/09

Notary Public



PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010