# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Julia L. Godfrey 5/31/12
Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-12-35

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julia L. Godfrey | Regions Bank d/b/a Regions Mortgage (NAME) | |
| 35 Waters Avenue (ADDRESS) | 2050 Parkway Office Circle (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Birmingham, AL 35244 (CITY) (STATE) (ZIP) | 83-07-89 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JULIE ANNA HACKBARTH, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIA L. GODFREY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH PART OF THE EAST PART OF LOT NO. 10 ON THE PLAN OF GEORGE C. WATERS SECOND ADDITION OF RECORD IN PLAT BOOK 161, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEGINNING AT THE NORTHWEST CORNER OF WATERS AVENUE AND A 40 FEET UNNAMED STREET THENCE WESTWARDLY ALONG WATERS AVE 21 FEET TO A POINT WHICH IS 43.5 FEET LINE EAST THE CENTER LINE OF THE NORTH BOUND MAIN TRACT OF THE L & N RAILROAD; THENCE NORTHERLY 118 FEET TO A POINT WHICH IS 50 FEET SOUTH OF THE SOUTH MARGIN OF AN ALLEY; THENCE EASTWARDLY TO THE WESTERLY MARGIN OF SAID 40 FEET UNARMED STREET; THENCE ALONG SAID UNNAMED STREET SOUTHWARDLY 118 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JULIE ANNA HACKBARTH, AN UNMARRIED WOMAN BY DEED FROM WILLIE LEE MALONE, JR., A SINGLE MAN OF RECORD IN INSTRUMENT NUMBER 20060605-0066075, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2006.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 161, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 35 Waters Avenue, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20120041502 DEEDWARR
Recvd: 06/06/12 08:24 2 pgs
Fees:13.00 Taxes:395.90
20120606-0049166

Witness my/our hand(s) this 25th day of May, 2012.

Julie Anna Hackbarth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Anna Hackbarth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903