BILL GARRETT, Davidson County
Trans:T20120059733 DEEDWARR
Recvd: 08/10/12 15:35 2 pgs
Fees:13.00 Taxes:806.60
20120810-0071831

JILL RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 218,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2012.

Notary Public

My commission expires: My Commission Expires: Monday, September 03, 2012

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NANCY M HODDINOTT	New Owner	05-13-0-046.00
1204 ASHWOOD AVE		
NASHVILLE, TN 37212		

FOR AND IN 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 ACKNOWLEDGE, WE,

JOHN DAVID GILBERT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY MARILYN HODDINOTT

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:

Being the easterly 45 feet of Lot No. 348 and the westerly 5 feet of Lot No. 349 on the Map of Belmont Land Co.'s Resubdivision of part of Belmont Heights, as of record in Book 421, page 71, Register's Office for said County and described as follows:

Said parts of said lots Nos. 348 and 349 front together 50 feet on the northerly side of Ashwood Avenue and run back between parallel lines, 150 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO JOHN DAVID GILBERT AND WIFE, ELSIE GILBERT, AS TENANTS BY THE ENTIRETY BY QUITCLAIM DEED FROM C HAROLD REEVES, TRUSTEE DATED 04/02/11 AND RECORDED ON 04/20/11 IN INSTRUMENT NO. 20110420-0030381, SAID REGISTER'S OFFICE FOR SAID COUNTY. ELSIE GILBERT HAVING SINCE DIED ON 10/02/2011.

POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. 20111004-0076837, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 421, Page 71, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1204 ASHWOOD AVE, NASHVILLE, TN 37212.

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 in 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/our hand(s) this 3rd day of August, 2012.

John David Gilbert by Thomas Gilbert Jr. attorney in fact

JOHN DAVID GILBERT
BY: THOMAS GILBERT, JR. HIS ATTORNEY IN FACT

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, THOMAS GILBERT, JR. ATTORNEY IN FACT FOR JOHN DAVID GILBERT, the within named Grantors, 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, at office, this 3rd day of August, 2012.

_____
Notary Public

My Commission Expires:_____

