WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038378 DEEDWARR
Recvd: 05/08/13 10:28 2 pgs
Fees:13.00 Taxes:628.63

20130508-0046395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Schneider	**Same As Owner**	**MAP 105-5**
(NAME) **1223 15th Avenue S**	(NAME)	**PARCEL 17.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **DEBORAH DOWELL FLEMING, UNMARRIED AND MARCUS HODGE, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT J. SCHNEIDER, MARRIED,** 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 Lot No. 3 on the Plan of George I. Waddy's re-subdivision of Lot No. 28 in O.B. Hayes Rokeby Addition, of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the westerly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines 152 ½ feet to an alley.

Being the same property conveyed to Harry W. Dowell by Quitclaim Deed from Deborah Dowell Fleming , dated September 24, 2008, recorded October 1, 2008, of record in Instrument No. 20081001-0099902, Register's Office for Davidson County, Tennessee. The said Harry W. Dowell died, intestate, June 20, 2012 and an affidavit of Heirship is of record in Instrument No. 20130304-0021615 and with Letters of Administration (Probate Docket 13P553) granted to Deborah Dowell-Fleming.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 421, page 141, said Register's Office.

The property herein conveyed has never been the principal residence of Marcus Hodge or his spouse.

unimproved ☐

This is improved ☒ property, known as **1223 15th Avenue S, Nashville, TN 37212**

(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 our hands this 3rd day of May, 2013.

Deborah Dowell Fleming

Marcus Hodge
By: J. Artis Adams, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Deborah Dowell Fleming and Marcus Hodge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2013.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, J. Artis Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), on behalf of Marcus Hodge, the within named bargainor, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Marcus Hodge.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2013.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public