WARRANTY DEED 19877

13-4729

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA LASCELLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hidden Valley Homes, LLC	**OWNER**	**105-09-0-031.00**
(NAME)	(NAME)	
698 Brass Lantern Pl.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Yolanda Pursley and Nia Hammonds**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hidden Valley Homes, LLC, a Tennessee limited liability company**, 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 southerly 28.7 feet of Lot No. 29 and the northerly 21.3 feet of Lot No. 30 on the Map of Belmont Land Company's Subdivision of Lots 63 and 64, O.B. Hayes Rokeby Addition, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said southerly 28.7 feet of Lot No. 29 and the northerly 21.3 feet of Lot No. 30 adjoin and front together 50 feet on the easterly side of 14th Avenue South and runs back between lines, 187 feet on the north line and 184.2 feet on the south line to the west margin of 13th Avenue South and measures 50 feet thereon.

Being the same property conveyed to Tobey Pursley and wife, Vallie P. Pursley by Strawman Quitclaim Deed from Richard Manson, Trustee, dated July 16, 1993, filed July 20, 1993, of record in Book 9018, page 843, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Tobey Pursley and wife, Vallie P. Pursley and Lorena Powell by Warranty Deed dated July 24, 1958, recorded July 25, 1958, of record in Book 2798, page 137, said Register's Office. The said Vallie P. Pursley having since died on August 9, 1998, property vesting solely in heir by the entirety, Tobey Pursley. Tobey Pursley having since died testate on December 10, 2012, property passing to Yolanda Pursley and Nia Hammonds as devisees under the Last Will and Testament of Tobey Pursley in Davidson County Probate Court Docket No. 12P-1936.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The subject property is not the grantors principal place of residence.

BILL GARRETT, Davidson County
Trans:T20130065778 DEEDWARR
Recvd: 08/01/13 11:04 2 pgs
Fees:13.00 Taxes:962.00

20130801-0080153

unimproved ☐

This is improved ☒ property, known as **1722 14th Ave South, 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 **my/our hand(s)** this **29th day of July, 2013**.

Yolanda Pursley

Nia Hammonds

State of Tennessee County of Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 29th day of July, 2013.

Commission expires:5/26/13

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY