Box: B3
File # 7281

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyree L. Moreland	Tyree L. Moreland	09206016100
(NAME)	(NAME)	
3012 Batavia Street	3012 Batavia Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Lindell Hudson Fletcher and Rosalind Hudson Locke and George Darrell Hudson and Melanie Hudson and Antwon Hudson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyree L. Moreland, 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. 1 and 2 of Block "b" on the Map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for said County.

SAID Lot Nos. 1 and 2 front together 50 feet on the northerly side of Batavia formerly Zollicoffer, Street and run back between parallel lines with the easterly margin of an alley 150 feet, more or less, to an alley in the rear.

Being the same property conveyed to Mattie Hudson , by deed of record in Book 9632, Page 255, Register's Office for Davidson County, Tennessee. The said Mattie Hudson having since died intestate leaving as her sole heirs at law Lindell Hudson Fletcher, Rosalind Hudson Locke, George Darrell Hudson, Melanie Hudson and Antwon Hudson by Heirship Affidavit of record in Instrument No. 20130829-0091243

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

unimproved ☐

This is improved ☒ property, known as 3012 Batavia Street, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20130074844 DEEDWARR
Recvd: 08/29/13 10:33 2 pgs
Fees:13.00 Taxes:44.40

20130829-0091244

Witness our hands this 21st day of August, 2013.

George Darrell Hudson

Melanie Hudson

Lindell Hudson Fletcher

Rosalind Hudson Locke

Antwan Hudson

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 Lindell Hudson Fletcher, Rosalind Hudson Locke, George Darrell Hudson, Melanie Hudson and Antwan Hudson, 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 Franklin, Tennessee this 21st day of August, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017