WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039648 DEEDWARR
Recvd: 06/05/14 11:01 2 pgs
Fees:13.00 Taxes:259.00

20140605-0048929

R-RP-14-725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vita Dennis **Christine E. Hastings**	**Vita Dennis and Christine E. Hastings**	
(NAME) **3330 East 14th Street, 10D**	(NAME) **3330 East 14th Street, 10D**	**71-12-187.00**
(ADDRESS) **New York, NY 10003**	(ADDRESS) **New York, NY 10003**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **ERIN LYNN DAVIS (fka ERIN LYNN WEHMEIER), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VITA DENNIS, UNMARRIED, AND CHRISTINE E. HASTINGS, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Lot 87, VICTORY HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 1130, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erin Lynn Wehmeier, an unmarried woman by Warranty Deed from Mark D. Morris and wife, Kelley M. Morris, recorded on the 27th day of March, 2007 in Instrument No. 20070327-0036461, in the Register's Office of Davidson County, Tennessee. The said Erin Lynn Wehmeier having since married and is now known as Erin Lynn Davis.

This was never a marital residence of Grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated ans assume dby grantees herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORY HEIGHTS SUBDIVISION, as recorded in Plat Book 1130, Page(s) 97, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1357, Page 677 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3964, Page 863 and Book 4225, Page 303.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **725 Oneida Avenue, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 2nd DAY OF JUNE, 2014.

Erin L Davis

Erin Lynn Davis *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN LYNN DAVIS*, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2014.

* AKA ERIN L DAVIS

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212