BILL GARRETT, Davidson County
Trans:T20150074327 DEEDWARR
Recvd: 09/01/15 12:21 2 pgs
Fees:13.00 Taxes:1295.00

20150901-0088686

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $350,000.00.. Affiant Subscribed and sworn to before me, this 28th day of August, 2015. Notary Public My commission expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Neuman and Karen Hedstrom	Patrick Neuman & Karen Hedstrom	**Map\Parcel: 10401039000**
401 Acklen Park Drive	401 Acklen Park Drive	
Nashville, TN 37205	Nashville, TN 37205	

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,

Mark Podis, Administrator of the Estate of Sylvia Annette Podis

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

Patrick Neuman and Karen Hedstrom

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. 37 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marvin Podis and wife, Sylvia A. Podis by Warranty deed from J. G. Edwards and wife, Inez Edwards, of record in Book 2332, Page 398, Register's Office for Davidson County, Tennessee, dated November 15, 1954 and recorded on November 16, 1954. The said Marvin Podis died June 5, 1995, leaving Sylvia A. Podis as tenant by the entirety. The said Sylvia A. Podis died September 18, 2014, her estate having been probated of record in Docket Number 14P1841, in the Probate Court for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 1130, Page 55, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **401 Acklen Park Drive Nashville, TN 37205.**

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 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 hand this 28th day of August, 2015.

Estate of Sylvia Annette Podis

Mark Podis, Administrator

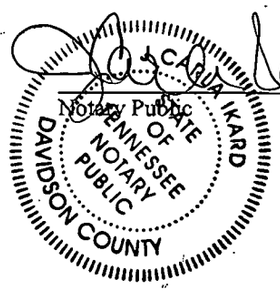
Mark Podis, Administrator of the Estate

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Mark Podis, Administator of the Estate of Sylvia Annette Podis, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public



My Commission Expires: 1-8-19

File #: **150282**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027