BILL GARRETT, Davidson County
Trans:T20160024686 DEEDWARR
Recvd: 03/28/16 13:38 2 pgs
Fees:13.00 Taxes:1461.50
20160328-0028840

| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF** Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $395,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 11th day of March, 2016.<br>Notary Public<br>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:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Sadra Stamps** | **Sadra Stamps** | **091-15-0-102-00** |
| **5202 Park Avenue** | **5202 Park Avenue** | |
| **Nashville, TN 37209** | **Nashville, TN 37209** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Tom Ryan Hughes and wife, Sara Ruth Hughes**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Sadra Stamps, a single person**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a part of the Southeast part of Block 2 on the Plan of the Realty Savings Bank & Trust Co's revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the North margin of Park Avenue 50 feet West of the Westerly margin of 52nd Avenue, North, thence Northerly parallel to the Westerly margin of 52nd Avenue, North 150 feet to the South margin of an alley; thence with the margin of the same Westerly 50 feet to a point; thence Southerly 150 feet to the North margin of Park Avenue; thence with the margin of the same Easterly 50 feet to the point of beginning.

Being the same property conveyed to Tom Ryan Hughes and wife, Sara Ruth Hughes by Warranty deed from Andrew B. Ellis and wife, Pia Paulamaki of record in Instrument No. 20130117-0005702 Register's Office for Davidson County, Tennessee, dated January 14, 2013 and recorded on January 17, 2013.
This is improved property known as **5202 Park Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of March, 2016.

Tom Ryan Hughes

Tom Ryan Hughes

Sara Ruth Hughes by Tom Ryan Hughes attorney-in-fact

Sara Ruth Hughes by Tom Ryan Hughes Attorney-in-Fact

**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, Tom Ryan Hughes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of March, 2016.

Mitchell A. Watts

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tom Ryan Hughes** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Sara Ruth Hughes** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for **Sara Ruth Hughes,** and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this the 11th day of March, 2016.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316029

SP 11/2015