BILL GARRETT, Davidson County
Trans:T20160037925 DEEDWARR
Recvd: 05/06/16 13:19 2 pgs
Fees:13.00 Taxes:980.50
20160506-0045163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2016.

Notary Public

My commission expires: 06·19·2018

(Notary Stamp)

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Phillip Hyde	**Phillip Hyde**	**10509046500**
1805 Elliott Avenue	**1805 Elliott Avenue**	
Nashville, TN 37203-5434	**Nashville, TN 37203-5434**	

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,

Mary V. Jenkins, widow

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

Phillip Hyde

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revised Section Ninety-Six, Edgehill Estates, of record in Plat Book 4715, Page 186, 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 Mary V. Jenkins and William H. Jenkins by Final Decree Confirming Sale of record in Book 11099, page 498, in the Register's Office for Davidson County, Tennessee, dated August 28, 1998 and recorded on September 3, 1998.

This is X improved ☐ unimproved property known as **1805 Elliott Avenue, Nashville, TN 37203-5434.**

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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 29th day of April, 2016.

Mary V. Jenkins

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary V. Jenkins, the bargainor(s), 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 29th day of April, 2016.

Notary Public
My Commission Expires: 4/24/2019

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SolomonParks File No. 616093