BILL GARRETT, Davidson County
Trans:T20160060309 DEEDWARR
Recvd: 07/14/16 09:38 2 pgs
Fees:13.00 Taxes:1564.18
20160714-0072167

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $422,750.00.

Affiant

Subscribed and sworn before me this the 7th day of July, 2016.

Notary Public
My commission expires: 6-19-18

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

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Ben Hyman<br>1017 McMahan Avenue<br>Nashville, TN 37216 | New Owner | 061-11-0-079.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM JOSEPH CEDZICH, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEN HYMAN AND EMILY HYMAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 22 and the Westerly 25 feet of Lot No. 23 on the Plan of Plat of I.C. McMahan's Subdivision, of part of the Maplewood Lands of record in Plat Book 547, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 22 and 23 front together 85 feet on the Northerly side of McMahan Avenue and run back between parallel lines 296 feet to a dead line.

Being the same property conveyed to William Joseph Cedzich, unmarried by Warranty deed from Robert N. Moore Jr, unmarried of record in Instrument No. 20121002-0089568 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on October 2, 2012.

Being also known as 1017 McMahan Avenue Nashville, Tennessee 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1017 McMahan Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WJC by SP AIF

Witness my hand this the 7th day of July, 2016.

William Joseph Cedzich by
William Joseph Cedzich
By: Sydney Poe, Attorney –in-Fact Sydney Poe
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **William Joseph Cedzich**, by **Specific Power of Attorney dated May, 26th, 2016.** and who acknowledged that he executed the same as the free act and deed of **William Joseph Cedzich**.

Witness my hand and official seal this 7th day of July, 2016.

Notary Public

My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY