Davidson County DEEDWARR
Recvd: 08/03/16 13:14 3 pgs
Fees:18.00 Taxes:1454.10
20160803-0080342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of July 2016

Notary Public

MY COMMISSION EXPIRES: 4/10/18
(AFFIX SEAL)

COUNTY OF DAVIDSON ★ SUSAN L HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elizabeth Harding Hodder	Elizabeth Harding Hodder	119 01 0 413.00
(NAME)	(NAME)	
2308 Foster Ave.	2308 Foster Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Three Thousand And No/100 Dollars ($393,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Kramedjian and Della M. Kramedjian, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Harding Hodder, an unmarried woman**, 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. 8 on the Map of Subdivision of Lots Nos. 7, 8, 9 and 10 and parts of Lots Nos. 6, 11, 12 and 13, Cumberland Nurseries plan as of record in Plat Book 332, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 fronts 50 feet on the easterly side of Foster Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Christopher Kramedjian, married by Warranty Deed from Charles B. Mackey, unmarried dated May 24, 2013 and recorded June 26, 2013 as Instrument No. 20130626-0065768, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-164751SSO

unimproved ☐
This is improved ☒ property, known as 2308 Foster Ave., Nashville, TN 37210

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 26th day of July, 2016.

Christopher Kramedjian by Hillary Monroe Smith, Attorney in Fact

Della M. Kramedjian by Hillary Monroe Smith, Attorney in Fact

STATE OF Tennessee

County OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Kramedjian and Della M. Kramedjian, as Attorney-in-fact, under Power of Attorney bearing Instrument No. 20160803-0080340 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Christopher Kramedjian and Della M. Kramedjian, under said Power of Attorney. * and Instrument # 20160803-0080341

Witness my hand and official seal, this the 26th of July, 2016.

Notary Public

My Commission Expires: 4-10-19

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF DAVIDSON

File Number: GRN-164751SSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith