BILL GARRETT, Davidson County
Trans:T20160085234 DEEDWARR
Recvd: 09/28/16 12:23 2 pgs
Fees:13.00 Taxes:333.00
20160928-0102237

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert Hudson & Aramintha Williams
1720 Saint Louis Street
Nashville, TN 37208-1333

SEND TAX BILL TO:
Owner

MAP/PARCEL 081-06-0-436.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David Adcock and Troy Lockamy,** has this day bargained and sold, and does hereby transfer and convey unto **Robert Hudson and Aramintha Williams,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of George Shield's Second Addition to North Nashville of record in Plat Book 57, Page 146, 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 Lot No. 45 fronts 50 feet on the Northerly side of St. Louis Avenue and runs back between parallel lines 150 feet to an alley. Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Being the same property conveyed to David Adcock and Troy Lockamy by Special Warranty deed from U.S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2005-8 of record in Instrument No. 20080411-0036876 Register's Office for Davidson County, Tennessee, dated March 19, 2008 and recorded on April 11, 2008.

This is improved property known as: **1720 Saint Louis Street, Nashville, Tennessee 37208-1333.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 57, page 146, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of September, 2016.

David Adcock by Troy Lockamy as attorney-in-fact

David Adcock by Troy Lockamy as attorney-in-fact, recorded in Instrument No. 20160928-0102236, in Davidson County Register of Deeds, Tennessee.

Troy Lockamy

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trot Lockamy, as attorney-in-fact for David Adcock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said David Adcock, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Troy Lockamy,and recorded simultaneously herewith in Instrument No. 20160928-0102236, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 20th day of September, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Troy Lockamy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of September, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 160759