File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170017374 DEEDWARR
Recvd: 02/28/17 14:16 2 pgs
Fees:13.00 Taxes:307.10
20170228-0019873

W & I Ref: (DM) Title No.: 58827
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradford Hill, Trustee of the 2425 18th Avenue Trust 1147 Granny White Court Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 70-15-25.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$83,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel Hambrick, Sr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradford Hill, Trustee of the 2425 18th Avenue Trust** hereinafter called the **Grantee**, Grantee's 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. 28 on the Plan of Riverview Gardens as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 24.8 feet on the northerly margin of the terminus of 18 Avenue North Court and runs back between lines measuring 101.7 feet on the southeasterly line and 93 feet on the westerly line to a broken line in the rear measuring 113.9 feet thereon.

Being the same property conveyed to Samuel Hambrick, Sr., by Warranty Deed from Emma Dillard, unmarried, dated November 10, 2000 and recorded on November 21, 2000 of record in Instrument No. 20001121-0115099, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 46, said Register's Office, which Plan shows a 30, foot minimum building setback line from 18th Avenue North Court, and a 5 foot easement for public utility and drainage purposes along the westerly side line (s) of said lot. And a 10 foot easement for public utility purposes along the broken rear line. Restrictions of record in Book 3708, page 89, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2425 18th Avenue North Court, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of February, 2017.

Samuel Hambrick, Sr.

State of Tennessee

County of Davidson

On this 24th day of February, 2017, before me the undersigned authority, personally appeared Samuel Hambrick, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $83,000.00.

Affiant

Sworn and subscribed before me this 24th day of February, 2017.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: