# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-VRES-17-2221

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **George R. Boddie and Sandra P. Boddie** | new owner | |
| (NAME) | (NAME) | **105-13-0-222.00** |
| **2221 11th Avenue South** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PENNY C. HATCHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE R. BODDIE AND WIFE, SANDRA P. BODDIE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 5 feet of Lot No. 10 and all of Lot No. 11 on the Plan of W.S. Duckworth's Addition to Nashville of record in Plat Book 57, Page 83, in the Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated July 16, 1963, as follows:

Said part of Lot No. 10 and all of Lot No. 11 front together 55 feet on the westerly side of 11th Avenue South, formerly Bertie Avenue, and extends back between lines, 107.33 feet, more or less on the northerly line, and 106.6 feet, more or less, on the southerly line, to a line in the rear on which it measures 55 feet.

Being the same property conveyed to Lorenzo Hatcher, a divorced single man by Quitclaim deed from Theresa A. Hatcher of record in Book 10988, page 810, Register's Office for Davidson County, Tennessee, dated June 23, 1998 and recorded on June 23, 1998. The said Lorenzo Hatcher having since died on November 11, 2015 and bequeathed said property to Penny C. Hatcher by Last Will and Testament of record Docket No. 16P351, Seventh Circuit Court Of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2221 11th Avenue South, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170018673 DEEDWARR
Recvd: 03/03/17 12:44 2 pgs
Fees:13.00 Taxes:1369.00

20170303-0021372

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2017.

Penny C. Hatcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PENNY C. HATCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212