BILL GARRETT, Davidson County
Trans:T20170029546 DEEDWARR
Recvd: 04/07/17 12:13 2 pgs
Fees:13.00 Taxes:712.25

20170407-0034314

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of April, 2017, by and between Robert Hudson and Araminta Williams, party of the first part, and Joan Popkin, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

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 all or part of the same property conveyed to Robert Hudson and Araminta Williams (erroneously referred to as Aramintha Williams in deed of record at Instrument No. 20160928-0102237) by Deed Recorded September 28, 2016 at Instrument No. 20160928-0102237 in the Register's office of Davidson County, Tennessee. **Sellers warrant that this property has not been used as their primary residence and has been used for investment purposes only.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 57, Page 146 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert Hudson

Araminta Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert Hudson and Araminta Williams , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of April, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address: Joan Popkin

Tax Parcel No 08106043600

Property Address: 1720 Saint Louis Street
Nashville, TN 37208

MAIL TAX BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $192,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Wanda Hiett
AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of April, 2017.

Tracey Perry
Notary Public

My Commission Expires: 1-8-19

