# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-06-2020

G-VRES-17-1805

**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) |
|---|---|---|
| **HANNAHELLIOTT, LLC** | **O'Neil Hagaman** | |
| (NAME) | (NAME) | **105-09-0-465.00** |
| **2509 Belmont Blvd.** | **3310 West End Ave., Ste. 400** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | **Nashville, TN 37203** | |
| (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, **PHILIP HYDE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAHELLIOTT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 6 on the Plan of Revised, Section Ninety-Six, Edgehill Estates of record in Plat Book 4715, Page 186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip Hyde by Warranty deed from Mary V. Jenkins, widow of record in Instrument No. 20160506-00451663 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 06, 2016. (Said deed contains an error in the grantee's name. Correct spelling is Philip Hyde)

The above described property was investment property and has never been used as a principal marital residence of the Grantor.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4715, Page 186, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee.
- Charter of Edgehill Estates Homeowners Association, Inc of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Grantor assigns all of his rights and interest he has in the Right of First Refusal Agreement recorded in Instrument No. 20160406-0032901, Register's Office for Davidson County, Tennessee. Said agreement pertains to the property located at 1803 Elliott Ave., Nashville, TN 37203.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1805 Elliott Avenue , Nashville, Tennessee 37203**.

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:T20170037893 DEEDWARR
Recvd: 05/04/17 10:46 2 pgs
Fees:13.00 Taxes:1357.90

20170504-0044227

Witness my/our hand(s) this the 1st DAY OF MAY, 2017.

Philip Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP HYDE, 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 1st of May, 2017.

Notary Public
My Commission Expires: 3/4/21
(SEAL)




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