WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2017.

Notary Public

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

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-SCV-17-1716-H

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)
Ryan Lafferty and Kaeli Lafferty	**New Owner**	
(NAME) **1501 Rosa L. Parks Blvd., #101**	(NAME)	**081-11-0-165.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, **JEWEL HODGE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN LAFFERTY AND WIFE, KAELI LAFFERTY,** 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 Southwest part of Lot No. 395 of the Plan of McGavock, Wetmore and others' Second Addition to Nashville, called " The Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, described as follows:

Beginning on the Easterly margin of 18thAvenue North formerly line or Salem Street, at the corner of Lots Nos. 395 and 394; thence Eastwardly with the line between said two lots. 164 feet more or less, to a point 110 feet Westerly margin of 17th Avenue North, formerly James Street; thence Northerly parallel with said 17th Avenue North 50 feet; thence Westerly parallel with the first line, 120 feet, more or less, to the said Avenue, Southerly 52 feet, more or less, to the beginning.

Being the same property conveyed to Barbara Jo Neal, an unmarried person by Warranty deed from Karen P. Lawrence, as Trustee of the Karen Lawrence, Revocable Trust Under Agreement, dated May 23, 2001 of record in Instrument No. 200312321-0184210, re-recorded on Instrument No. 20040304-0024932 Register's Office for Davidson County, Tennessee, dated December 29, 2003 and recorded on December 31, 20003.

Barbara Jo Neal having since died intestate on January 5, 2017 leaving Jewel Hodge as heir sole heir as noted in Affidavit of Heirships filed of record in Instrument No. 20170508-0045463, Instrument No. 20170508-0045464 and Instrument No. 20170508-0045465, Register's Office for said county.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1716 Dr. D.B. Todd Jr. Boulevard , Nashville, Tennessee 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(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:T20170038944 DEEDWARR
Recvd: 05/08/17 12:45 2 pgs
Fees:13.00 Taxes:366.30
20170508-0045466

Witness my/our hand(s) this the 3rd DAY OF MAY, 2017.

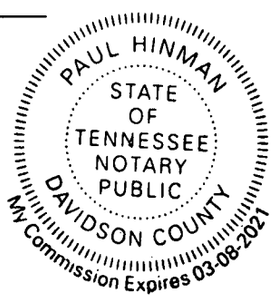
Jewel Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEWEL HODGE, 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 3rd of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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