Davidson County DEEDWARR
Recvd: 05/26/17 14:46 4 pgs
Fees:23.00 Taxes:832.50
20170526-0052904

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33668-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 26th day of May, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Jeffrey Zeitlin 1810 5th Avenue North Nashville, TN 37208	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 081 08 0 277 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda Oldham and Patricia L. Gidcomb** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Zeitlin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1810 5th Avenue North, Nashville, TN 37208.

This is not the residence of either Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24 day of May, 2017.

Rhonda Oldham
Rhonda Oldham

Patricia L Gidcomb
Patricia L. Gidcomb

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhonda Oldham and Patricia L. Gidcomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24 day of May, 2017.

Sue H. Dunning
Notary Public

SUE H. DUNNING NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

My Commission Expires: 5/20/20

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of D.T. McGavock's Subdivision of record in Plat Book 21, page 64, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Said Lot fronts 50 feet on the east side of 5th Avenue North and runs back between parallel lines 168.5 feet to an ally.

Being the same property conveyed to James E. Gidcomb and wife, Patricia Gidcomb by deed dated March 10, 2003 from William Joseph Hogan of record in Instrument No. 20030402-0043675, Register's Office for Davidson County, Tennessee. James E. Gidcomb is one and the same as James E. Gidcomb, Sr. As set forth in that Affidavit of Heirship of record in Instrument No. 20130220-0017169 and Instrument No. 20130220-0017170, Register's Office for Davidson County, Tennessee, Patricia Emily Gidcomb died on May 14, 2012, leaving her husband, James E. Gidcomb, Sr. as surviving tenant by the entirety. James E. Gidcomb, Sr. remained unmarrried until he died on December 28, 2012. During his life time, the decedent, James E. Gidcomb, Sr. had three children, Rhonda Oldham, Patricia L. Gidcomb and James E. Gidcomb, Jr. James E. Gidcomb, Jr. had previously died without issue on April 26, 1993 leaving Rhonda Oldham and Patricia L. Gidcomb as the sole surviving heirs at law of James E. Gidcomb, Sr., and the property became vested in Rhonda Oldham and Patricia L. Gidcomb. The Estate of James E. Gidcomb, Sr. was filed for Administration in Docket No. 13P163, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 081 08 0 277 00.
2. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

