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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056192 DEEDWARR
Recvd: 06/30/17 12:31 2 pgs
Fees:13.00 Taxes:1618.75
20170630-0066121

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-24-20

(AFFIX SEAL)

FRANCIE A MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily M. Hodges	same	083140286
(NAME)	(NAME)	
1803 Boscobel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Erika M. Neumair, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emily M. Hodges, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 62 on the Plan of Edgefield Land Company's First Addition of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erika M. Neumair by deed from The Secretary of Housing and Urban Development of Washington D.C. of record in Instrument 20141231-0119120, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 57, Page 130, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1803 Boscobel Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 19th day of June, 2017.

Erika M. Neumair

STATE OF TENNESSEE

COUNTY OF Robertson

On this 19th day of June, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Erika M. Neumair**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON