WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/17 14:56 2 pgs
Fees:13.00 Taxes:277.50
20170705-0067518

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00.

Affiant

Subscribed and sworn to before me this 27 day of June, 2017.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Meharry Blvd Trust	SAME	092-03-0-375.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ruth Tate**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The Meharry Blvd Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 33 feet of the easterly 63 feet of Lots Nos. 13 and 14 on the Plan of A.J. Harding's Addition to Nashville, as of record in Book 21, page 138, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 13 and 14 front 33 feet on the northerly side of Harding Street and run back between parallel lines parallel with and 30 feet west of the westerly margin of 16th Avenue North, formerly Park Street 100 feet to a dead line.

Being the same property conveyed to Mary E. Patton, by deed from Will Gordon and wife, Lela Gordon, on October 3, 1938, of record in Book 1082, page 477, Register's Office for Davidson County, Tennessee. The said Mary E. Patton died intestate on May 9, 1962, leaving as her sole heir-at-law, Paul H. Tate, as evidenced by Affidavit of Heirship of record in Instrument Number 2001030-0107167, said Register's Office. The said Paul H. Tate died intestate on November 29, 2000 leaving as his heirs at law: Ruth Tate, Paulette Woodard, Joseph Tate, Angela P. Colter, Carl Tate, Ruth Corder and Sandra Smith, as evidenced in Affidavit of Heirship of record in Instrument Number 20170623-0063609 **, said Register's Office. Property further conveyed to Ruth Tate by Quitclaim Deed from Paulette Woodard, Joseph Tate, Angela P. Colter, Carl Tate, Ruth Corder and Sandra Smith, of record in Instrument Number** 20170705-0067514 **, said Register's Office.**

20170705-0067515 20170705-0067516 20170705-0067517

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 138, Register's Office Davidson County, Tennessee.

This is improved property known as: **1602 Meharry Blvd, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 27, 2017.

Ruth Tate by Sandra Smith by attorney in fact

Ruth Tate
by Sandra Smith, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Sandra Smith, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Ruth Tate, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ruth Tate, the bargainor(s), by the said Sandra Smith as Attorney-in-Fact.

WITNESS my hand and seal, this 27th day of June, 2017.

_____ My Commission Expires: 7/5/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.