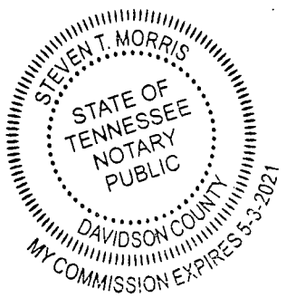
BILL GARRETT, Davidson County
Trans:T20170067067 DEEDWARR
Recvd: 08/03/17 14:38 3 pgs
Fees:18.00 Taxes:462.50
20170803-0079445

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $125,000.00<br>Affiant<br><br>Subscribed and sworn to before me, this the 1st day of August, 2017.<br><br>Notary Public<br><br>My commission expires: 5.3.21 |



| **THIS INSTRUMENT WAS PREPARED BY**<br>**WAGON WHEEL TITLE**<br>**202 SOUTH 11TH STREET**<br>**NASHVILLE, TN 37206**<br>**615.650.5100** | | |
|---|---|---|
| Address of New Owner(s) as follows:<br><br>Kevin S. Mann<br>Jason Feller | Send Tax Bills To: | Map/Parcel Numbers: |
| 2307 14th Ave. N. | New Owner | 081 03 0 058.00 |
| Nashville, TN 37208 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT HUDSON**, **MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN S. MANN AND JASON FELLER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract situated in the 2nd Council District of Nashville Davidson County, Tn. According to a survey made by W.T. Smith Land Surveying dated July 28th 2017, is more particularly described as follows:

BEGINNING at an iron rod (set) in the westerly margin of 14th Avenue North, said rod being South 11°18'30" East 7.50' from the original northeast corner of Lot 32, and the original southeast corner of Lot 33 as shown on the Plan of H.N. Myers Subdivision, as of record in Plat Book 21, Page 48 R.O.D.C., Tn., also being the southeast corner of the property conveyed to Annie M. Southall as of record in QC-20060816-0101138 R.O.D.C., Tn.; thence, with said margin of 14th Avenue North South 11°18'30" East 42.50' to an iron rod (set) in the northerly margin of an unimproved alley, and also being the southeast corner for this hereon described parcel; thence with the north margin of said alley, South 77°18'17" West 150.00' to an iron rod (set) in the easterly margin of an unimproved alley, also being the southwest corner for this parcel; thence, with the easterly margin of said alley North 11°18'30" West 42.50' to an iron rod (set), said rod being South 11°18'30" East 7.50' from the original northwest corner of Lot 32 and the southwest corner of Lot 33, as shown on aforementioned subdivision plat of record and also being Southall's southwest corner; thence, with said Southall's southerly line North 77°18'17" East 150.00' to the Point of Beginning, containing 6,371 square feet or 0.146 Acres more or less.

Being a portion of the same property conveyed to Garfield Southall and wife, Annie M. Southall by Installment Deed from Bankers Securities Trust Company, a Tennessee Corporation by its President, J.B. Henderson, and Secretary A.L. Dietrick respectively, of record in Book 1018, Page 442, Register's Office for Davidson County, Tennessee, dated May 02, 1934 and recorded on May 08, 1934.

Being a portion of the same property conveyed to Alisa Southall and Frances L. Southall by Quitclaim Deed from Southall of record in Book 11053, Page 330, re-recorded August 31, 1998 in Book 11088, Page 612, Register's Office for Davidson County, Tennessee, dated July 28, 1998 and recorded on August 5, 1998. Garfield Southall died intestate on February 22, 1967 and Annie M. Southall died intestate on April 19, 1998, leaving sole surviving heir Alphonso Southall.

Being a portion of the same property conveyed to Andre Alphonso Southall by Quitclaim Deed from Alisa Southall and Frances L. Southall of record in Instrument No. 20170317-0026332, Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 17, 2017.

*Grantor is married but property in an investment and has never been a residence of the grantor or his spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2307 14th Ave. N., Nashville, TN 37208.

Being the same property conveyed to Robert Hudson, by deed from Andre Alphonso Southall of record in Instrument No. 20170803-0079444, Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on August 3, 2017.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31ST day of JULY, 2017.

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 31ST day of JULY, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021