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BILL GARRETT, Davidson County
Trans:T20170072861 DEEDWARR
Recvd: 08/22/17 15:08 2 pgs
Fees:13.00 Taxes:2176.90
20170822-0086265

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $588,350.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2017. Notary Public My Commission Expires:

Address New Owner As Follows: Angela E. Gore 3519 Central Avenue Nashville, TN 37205	Send Tax Bills To: PINNACLE BANK 150 3RD AVE. SOUTH NASHVILLE, TN 37201	Map-Parcel Number: 104 05 0 385.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY HINES, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANGELA E. GORE, unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 108, as shown on the map entitled Richland Realty Company's Second Subdivision, Division "B", of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Hines, by deed from Paul Bond and wife, Suzanne F. Bond, of record in Instrument No. 20060915-0114682, dated August 30, 2006, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5050, page 67, amended in Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument No. 20170522-0050870, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

5. Sewer Easement of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 5185, page 684, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5387, page 829, Book 5387, page 844 and in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **3519 Central Avenue, Nashville, TN 37205.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of August, 2017.

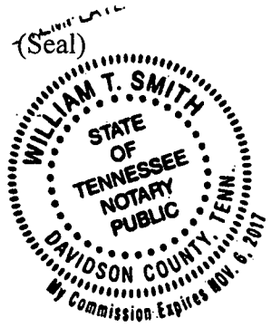
Mary Hines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Hines, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 2017.

(Seal)



Notary Public

My Commission Expires: Nov. 6, 2017