Bill Garrett Davidson County
Batch# 27351 DEEDWARR
11/17/2017 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $973.10
20171117-0118277

**PREPARED BY:**
ANNA MARIE STEPNICK/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

**MAIL TAX STATEMENTS TO:** ZACHARY T HINKLE, 115 Scott Avenue, Nashville, TN 37206

## Warranty Deed

File No: 926300

**THIS INDENTURE,** made and entered into this 10 day of November, 2017, by and between JAMES STEPHEN HINKLE, MARRIED AND ZACHARY THOMAS HINKLE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, party of the first part, ZACHARY THOMAS HINKLE, A SINGLE MAN AND REBECCA LEDEBUHR, A SINGLE WOMAN AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP and party of the second part,

BEING the same premises which BARRY T. GAGER, UNMARRIED in deed dated DECEMBER 7, 2015 and recorded DECEMBER 9, 2015 in the DAVIDSON County Recorder's Office in Deed Book Volume 201512090123782, page N/A, granted and conveyed to JAMES STEPHEN HINKLE, MARRIED AND ZACHARY THOMAS HINKLE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, the Grantors herein.

**WITNESSETH:** That for and in consideration of TWO HUNDRED SIXTY-THREE THOUSAND DOLLARS AND 00/100 Dollars ($263,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

**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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

**JAMES STEPHEN HINKLE**

**ZACHARY THOMAS HINKLE**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Stephen Hinkle Zachary Thomas Hinkle to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10 day of November, 2017.

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 09/07/2020

## Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $263,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of November, 2017.

Ella K. Butler

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TAXPAYER / OWNER: ZACHARY T HINKLE
PROPERTY ADDRESS: 115 Scott Avenue, Nashville, TN 37206

**Exhibit A**
**Legal Description**

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Plan of J.A. Bealafelt's Subdivision of Lot No 1 on the Cuppet Property, of record in Book 547, Page 46, 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 as conveyed from Barry T Gager,unmarried to James Stephen Hinkle, married and Zachary Thomas Hinkle, unmarried, as tenants in common with rights of survivorship as set forth in Deed Instrument #201512090123782 dated 12/07/2015, recorded 12/09/2015, DAVIDSON County, TENNESSEE.

083060282.00

# True Copy Certification

I, CHRIS CARNRIGHT, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES