ADDRESS NEW OWNERS and
SEND TAX BILLS:
ELIOT HINSON
103 Trail East Drive
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 27465 DEEDWARR
11/17/2017 02:25:37 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20171117-0118455

MAP PARCEL NUMBER:
83 - 6 - 314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, VIVIAN L. SMITH, a widow, formerly known as VIVIAN S. LANGFORD, by SCOTT M. LANGFORD, her attorney in fact, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ELIOT HINSON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being the northerly 50 feet of Lot No. 1 on the Map of the J. J. Tamble Tract, as of record in Book 421, Page 29, Register's Office for said County. Said part of Lot No. 1 fronts 50 feet on the westerly side of North 16th St and runs back between parallel line, 207.9 feet more or less to an alley.

Being the same property conveyed to Harold D. Langford and wife, Vivian S. Langford, by Installment Deed from Helen Hobbs, recorded on November 16, 1966 in Record Book 4078, Page 13, Register's Office for Davidson County, Tennessee. Harold D. Langford having died. Vivian S. Langford having remarried and is now known as Vivian L. Smith.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 504 N. 16th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 14 day of November, 2017.

VIVIAN L SMITH BY SCOTT 2nd

VIVIAN L. SMITH (formerly Vivian S. Langford)
BY SCOTT M. LANGFORD, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, SCOTT M. LONGFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of VIVIAN L. SMITH as Attorney-in-Fact, and who acknowledged that he executed the within instrument as the free act and deed of the said VIVIAN L. SMITH.

Witness my hand at office, this 14 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $140,000.00.

AFFIANT

Subscribed to and sworn before me, this the 14 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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