WARRANTY DEED

File #17112

Bill Garrett Davidson County
Batch# 42609 DEEDWARR
12/29/2017 08:54:30 AM 5 pgs
Fees: $28.00 Taxes: $222.00
20171229-0132179

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody M. Hodges	New Owner	10508017200
(NAME)	(NAME)	
270 Wallace Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kennethia Waggoner, Administratrix of the Estate of Gerald Waggoner and Kennethia Waggoner, sole heir at law to the Estate of Loraine Waggoner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jody M. Hodges and Karla Hodge, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 1 on the Plan of the Re-subdivision of parts of Lots 3, 4, 15, and 16 in Lumsdens Third Addition to Nashville, as of record in Book 674, page 178, Register's Office of said County.

Said part of Lot No. 1 fronts 50 feet on the westerly side of Creek, formerly Partee Street and runs back between parallel lines with the northerly margin of an alley 100 feet to a dead line and is the southerly part of Lots 3 and 4 in Lumsdens Third Addition to Nashville.

Being the same property conveyed to Loraine Waggoner by Quitclaim Deed from Finis White and wife, Inez White dated June 7th, 1982 and recorded August 6th, 1982 in Book 5921, Page 261 said Register's Office, Davidson County, Tennessee. Loraine Waggoner died on 12/9/1996 leaving Gerald Waggoner and Kennethia Waggoner as her sole heirs at law. A probate was opened in Davidson County Circuit Court Probate Division, under Docket No. 97P-959 and Affidavit of Heirship filed of record in Instrument No201712290132177ie Register's Office for Davidson County, Tennessee. The said Gerald Waggoner died on 2/28/2017 leaving Aveon J. Prather, a minor, as his sole heir at law. A Probate was opened in Davidson County Circuit Court Probate Division, under Docket No. 17P-1165 and Affidavit of Heirship filed of record in Instrument No.201712290132178 in the Register's Office for Davidson County, Tennessee. Further by Order of the Seventh Circuit Court of Davidson County, Tennessee Probate Division dated 10/11/2017 and filed on 12/14/2017 in regards to the Estate of Gerald Randolph Waggoner (a/k/a Gerald Waggoner) the Court authorized Kennethia Waggoner as Administratrix to sell the property to the Grantees herein. A copy of the Order is attached to this deed as Exhibit A.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 31 Creek Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 15th day of December, 2017.

The Estate of Gerald Waggoner

BY: K. Waggoner

Kennethia Waggoner, Adminstratrix

K. Waggoner

Kennethia Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kennethia Waggoner with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Administratrix of the Estate of Gerald Waggoner, and who further acknowledged that she is authorized to execute the within instrument as Administratrix of said Estate.

Witness my hand and seal this 15th day of December, 2017.

Notary Public_____

My Commission Expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 15th day of December, 2017.

Notary Public_____

My Commission Expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Exhibit A

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
DEC 14 2017
RICHARD R. ROOKER, Clerk
By

IN RE:)
) No. **17P1165**
ESTATE OF GERALD RANDOLPH WAGGONER)
Deceased.)

RL Amended **ORDER**

This cause came to be heard on 11th day of October, 2017 before the Honorable Randall Kennedy, Judge for the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, upon a Petition to Sale Realty. Based upon the sworn Petition of the Administratrix, report of the Guardian Ad Litem, statements of counsel and the entire record in this cause the Court finds as follows:

1. Based upon the claims of record and the sworn Petition of the Administratrix the assets of the estate are insufficient to pay its outstanding debts and claims.

2. The decedent owned a one half undivided interest in real property located at 31 Creek Street, Nashville, TN 37210 at the time of his death. The decedent's interest in the real property shall be brought into the probate estate and sold to satisfy the debts of the decedent.

3. The Administratrix is authorized to sell the decedent's interest in the real property according to the terms of the Purchase and Sale Agreement by and between Jody M. Hodges and Karla Hodges as purchaser and the Estate of Gerald Waggoner as seller, with a purchase price of Thirty Thousand Dollars ($30,000.00).

4. The Administratrix is further authorized to grant the purchaser of the real property permission to secure the property and obtain insurance on it's improvements as soon as reasonably possible and prior to closing.

5. The proceeds from the sale shall be applied in due course to pay the costs of administration and the payment of all just and lawful claims against the estate. The remainder if any shall be paid into the court on behalf of the minor beneficiary.

6. The issue of Bond shall be reserved pending closing of the sale of real estate and the filing of an amended inventory reflecting the proceeds from the sale.

RANDY KENNEDY, JUDGE
SEVENTH CIRCUIT COURT

Approved for Entry:

Tommy Longaberger #17459
209 Gann Drive
Nashville, Tennessee 37210
(615) 259-2070

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Petition was mailed first class mail, postage prepaid to:

Lavonia Prather, mother of Aveon J. Prather at
104 Lewis Street
Nashville, TN 37210

Kennethia Waggoner, Adminstratrix
109 Canton Court
Goodlettsville, TN 37072

Robert Greene, Attorney
208 Third Ave. No
Nashville, TN 37201

on this the ____ day of ~~October~~ December, 2017.

Tommy Longaberger

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212