Box 36

WARRANTY DEED

Bill Garrett Davidson County
Batch# 48920 DEEDWARR
01/18/2018 01:48:57 PM 2 pgs
Fees: $13.00 Taxes: $3,194.21
20180118-0005370

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $863,300.00.

Affiant

Subscribed and sworn to me on January 16th, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31249

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cody Hodgson 2114 Hampton Avenue Nashville, TN 37215	Cody Hodgson 1006 Lawrence Avenue Nashville, TN 37204	117-06-0-071-00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David B. Herbert and wife, Dana H. Herbert, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Cody Hodgson, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 165 feet of the northerly portion of Lot No. 18 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 435 feet east of the center line of 23rd Avenue South, said point being the southeast corner of the property conveyed to Katherine B. Vaughn by deed from Loiette Hampton Hume, et al of record in Book 1001, Page 277, of the Register's Office for Davidson County, Tennessee, thence with said Vaughn's easterly line, northwardly 340 feet, more or less to the southerly line of Lot No. 2; thence, with said line eastwardly 135 feet to the common corner of Lot Nos. 1, 2, 18 and 19; thence, with the line between Lot Nos. 18 and 19 southwardly 339 feet, more or less, to the northerly margin of Hampton Avenue; then with said Avenue westwardly 165 feet, more or less, to the beginning.

Being the same property conveyed to David B. Herbert and wife, Dana H. Herbert by Warranty Deed from Mary G. Fuqua, a widow of record in Book 4601, Page 787, Register's Office for Davidson County, Tennessee, dated May 11, 1972 and recorded on May 16, 1972.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions of record in Book 662, Page 807, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, Page 951, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2114 Hampton Avenue, Nashville, TN 37215.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 16 day of January, 2018.

David B. Herbert

David B. Herbert

Dana H. Herbert

Dana H. Herbert

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January _____, 2018, before me personally appeared David B. Herbert and wife, Dana H. Herbert to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on January 16, 2018.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 17, 2021