Bill Garrett Davidson County
Batch# 53365 DEEDWARR
01/31/2018 10:32:24 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20180131-0009747

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 30th day of January, 2018.

Notary Public
My commission expires: 1/17/21

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Clinton Ryan Daniel<br>715 Myrtle Street<br>Nashville, TN 37206 | CMG Mortgage, Inc.<br>3160 Crow Canyon Road Suite # 400<br>San Ramon, CA 94583 | 082-08-0 198.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN HODGE, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CLINTON RYAN DANIEL, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of McNish's subdivision of McFerrin's 6 1/4 acre tract in East Nashville, of record in Book 57, page 129, Register's Office for said County. Said lot fronts fifty feet on the easterly side of Myrtle Street and runs back between parallel lines 162 feet, more or less, to an alley.

Being the same property conveyed to Karen Hodge, unmarried, by deed from Charles A. Batson, a married person, dated 05/18/1998, of record in Book 10937, page 914, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 715 Myrtle St, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

K. H

Witness my hand this the 30th day of January, 2018.

Karen Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Hodge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2018.

My commission expires:

1/17/21

Notary Public

