Bill Garrett Davidson County
Batch# 55912 DEEDWARR
02/06/2018 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $468.42
20180206-0012013

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICH~~EVER IS GREATER, FOR THIS TRANSFER IS **$126,600.00**

Linda Gills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 08 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA GILLS	Pinnacle Bank	**081-14-0-086.00**
1603 24TH AVENUE NORTH	(NAME) 150 3rd Ave S., Ste 1000	
(ADDRESS) **NASHVILLE, TN 37208**	Nashville (ADDRESS) TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BILLIE ALFORD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA GILLS, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 a part of Lot No. 18 on the Plan of the Subdivision of the Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, of the Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 18 begins at a point fifty (50) feet North of the southeast corner of said Lot No. 18 and running thence northerly along the westerly margin of Twenty-fourth Avenue, North, 50 feet to a point; thence running in a westerly direction 150 feet to a point; thence running in a southerly direction 50 feet to a point; and thence running in an easterly direction 150 feet to the point of beginning. The house to be erected upon this lot of ground will be known as City Number 1603 Twenty-fourth Avenue North.

Being the same property conveyed to Searcy Hockett and wife, Sally V. Hockett, from Robert L. Potts and wife, Ruby Potts, by deed dated July 6, 1954 of record in Book 2284, page 332, Register's Office for Davidson County, Tennessee. Searcy Hockett died on June 24, 1981 leaving Sally V. Hockett as the surviving tenant by the entirety. Sally V. Hockett died on February 16, 2017, leaving Billie Alford as her sole heir at law as evidenced by an Affidavit of Heirship of record in Instrument No. 20171019-0107061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 421, page 188, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1603 24th AVENUE, NORTH, NASHVILLE, TN 37208**
(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 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 31 day of Jan., **2018**.

Billie Alford

BILLIE ALFORD

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 **BILLIE ALFORD,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of Jan, 2018.

My commission expires: 11/5/2018

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

