Bill Garrett Davidson County
Batch# 63198 DEEDWARR
02/28/2018 08:28:10 AM 2 pgs
Fees: $13.00 Taxes: $203.50
20180228-0018515

This document was prepared by:
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4515 Harding Road, Suite 103
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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP PARCEL #

RONNY ALLEN EDMONDS SAME 119-06-0-214.00
67 JAY STREET
NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **RONNY ALLEN EDMONDS**, hereinafter named Grantee, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **HOUSTON E. HILL and wife, PAMELA G. HILL**, have this day bargained and sold, and do hereby transfer and convey unto the said **RONNY ALLEN EDMONDS**, Grantee herein, his heirs, successors and assigns, Grantors' entire interest in real property in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 113, on the Plan of Sterling Heights, Section Three, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Houston E. Hill and wife, Pamela G. Hill, by warranty deed from Michael Saunders and Sherry Saunders, dated April 22, 2010, of record as Instrument #20100427-0031687, Register's Office for Davidson County, Tennessee.

This is improved property known as 67 Jay Street, Nashville, TN 37211.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2018 county taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real

estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 16th day of February, 2018.

HOUSTON E. HILL

PAMELA G. HILL

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater for this transfer is $55,000.00. Subscribed and sworn to before me, this the 16 day of February, 2018.

AFFIANT

NOTARY PUBLIC

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

My commission expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Gail C. Vincent, a Notary Public in and for said County and State, **HOUSTON E. HILL and wife, PAMELA G. HILL,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2018.

NOTARY PUBLIC

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

My commissions expires:_____