This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 71272 DEEDWARR
03/20/2018 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $456.95
20180320-0026071

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $123,500

Affiant Signature

Subscribed and sworn to before me on this the 20 Day of March 2018.

Notary Public

My Commission expires 03 / 08 / 2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Dale Hire
3100 Dudley Avenue
Nashville, TN 37212
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08106000600

WARRANTY DEED

18NT00148

Effective the 15th Day of March, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Financial, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dale Hire, A Married Man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 97 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same Property conveyed to Music City Financial, LLC by Warranty Deed from Elizabeth Hester, Unmarried dated 03/15/2018 and recorded 03/19/2018 in the Registers office for Davidson County, TN as instrument # 20180319-0025604

Tommie Hester Died on or about 03/27/2003, leaving Elizabeth Hester, surviving tenant by entirety.

Being the same property conveyed to Tommie Hester and wife, Elizabeth Hester, by Warranty Deed from Elsie M. Scales, dated 08/24/1978 and recorded 08/28/1978 in Book 5330, page 758, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2714 O'Neal Dr., Nashville, TN 37208

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15th day of March, 2018.

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, a representative of Music City Financial, LLC, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of March, 2018.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY