WARRANTY DEED

Bill Garrett Davidson County
Batch# 80302 **DEEDWARR**
04/12/2018 03:13:56 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20180412-0034660

J-JS-17-1429A-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josh Hellmer	**New Owner**	
(NAME) **1071 2nd Ave. S**	(NAME)	**07211046900**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEASTER MAXWELL AND MARY A. HARRIS AND LAWRENCE MAXWELL AND KIT FLOYD AND OSCAR MAXWELL, JR. AND DOREEN MAXWELL AND MARILYN PEOPLES AND DANNY MAXWELL AND DARNELL MAXWELL, JR. AND JAYNE H. MAXWELL AND JOHN MAXWELL, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH HELLMER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

PARCEL 1: 1431 LITTON AVE.

Tract I
Being in the 11th, formerly 18th civil District of Davidson County, Tennessee, being described according to a survey made by Southern Land Surveying Co., Inc., dated June 7, 1966, as follows: BEGINNING at an iron pin at the northwest intersection of Litton Avenue and Lee Davis Road; thence along Litton Avenue, North 79° 16' West 132 feet to an iron pin; thence leaving said Road, North 14° 48' East 184.06 feet to an iron pin; thence South 80° 09' East 139.51 feet to an iron pin in the westerly margin of Lee Davis Road; thence with the margin of the same, along a fence, South 17° 02' West 186.85 feet to the point of beginning.

Tract II

Being in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being described according to a survey made by Southern Land Surveying Co., Inc., dated June 7, 1966, as follows: BEGINNING at an iron pin in S. R. Neal's westerly boundary line of the property conveyed to Helen Watkins Neal and husband, by deed of record in Book 2143, page 309; which point is located North 14° 48' East 128.06 feet from the northerly margin of Litton Avenue, as measured along Neal's westerly rear line; thence leaving said line, North 80° 09' west 26 feet to a point; thence North 9° 41' East 55.78 feet to a point; thence South 80° 09' East 31 feet to a point in the westerly boundary of said Neal property; thence with the same, South 14° 48' West 56 feet to the point of beginning.

PARCEL 2: 1429 LITTON AVE.

Land in the 11th Civil District of Davidson County, Tennessee described according to a survey made by Southern Land Surveying co., Inc. dated June 7th 1996, as follows:
BEGINNING at an iron pin in the northerly margin of Litton Avenue, in the line of the property conveyed to Helen Watkins Neal, by deed of record in Book 2143, page 309, thence with the margin of said avenue, north 79 degrees 16 minutes west 70 feet to an ion pin; thence leaving said avenue north 14 degrees 54 minutes east 183 feet to an iron pin; thence south 80 degrees 09 minutes east 38.75 feet to an iron pin; the northwest corner of the property conveyed to Helen Watkins Neal and husband, by deed from J. M. Ward and wife, as of record in Book 4042, page 645 said Register's Office; thence along Neal's westerly line south 9 degrees 41 minutes west 55.78 feet to an iron pin, Neal's southwest corner; thence along Neal's southerly line, south 80 degrees 09 minutes east 26 feet to an iron pin in the westerly line of the property conveyed to Helen Watkins Neal and husband, by deed of record in Book 2143, page 309, thence along said line, south 14 degrees 48 minutes west 128.06 feet to the point of beginning.

PARCEL 1: 1431 LITTON AVE.

Being the same property conveyed to Otis Maxwell and wife, Jane Maxwell, by Warranty Deed from Helen Watkins Neal and husband, Raymond Neal, of record in Book 4088, Page 311, in the Register's Office of Davidson County, Tennessee, dated December 22, 1966 and recorded on December 22, 1966.
The said Jane Maxwell having predeceased the said Otis Maxwell on December 17, 2010, leaving the said Otis Maxwell as sole tenant by the entirety. The said Otis Maxwell having since died intestate on October 2, 2013 as of record in Case No. 13P1853 in the Probate Court for Davidson County, Tennessee, leaving the said Cleaster Maxwell, Mary A. Harris, Lawrence Maxwell, Kit Floyd, Oscar Maxwell, Jr., Doreen Maxwell, Marilyn Peoples, Danny Maxwell, Darnell Maxwell, Jr., Jayne H. Maxwell and John Maxwell, Jr. as all of his heirs at law, as evidenced by the Affidavits of Heirship of record in Instrument No. 20180412-0034649 and Instrument No. [redacted], in the Register's Office for Davidson County, Tennessee.

PARCEL 2: 1429 LITTON AVE.

Being the same property conveyed to Otis Maxwell and wife, Jane Maxwell, by Warranty Deed from Eugenia Wetzel and Demeikia Stewart, of record in Instrument No. 20080229-0020078, in the Register's Office of Davidson County, Tennessee, dated February 12, 2008 and recorded on February 28, 2008.
The said Jane Maxwell having predeceased the said Otis Maxwell on December 17, 2010, leaving the said Otis Maxwell as sole tenant by the entirety. The said Otis Maxwell having since died intestate on October 2, 2013 as of record in Case No. 13P1853 in the Probate Court for Davidson County, Tennessee, leaving the said Cleaster Maxwell, Mary A. Harris, Lawrence Maxwell, Kit Floyd, Oscar Maxwell, Jr., Doreen Maxwell, Marilyn Peoples, Danny Maxwell, Darnell Maxwell, Jr., Jayne H. Maxwell and John Maxwell, Jr. as all of his heirs at law, as evidenced by the Affidavits of Heirship of record in Instrument No. 20180412-0034649 and Instrument No. [redacted], in the Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors or Grantee.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1429 & 1431 Litton Ave., Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF APRIL, 2018.

Cleaster Maxwell by John Gleaves, Attorney-In-Fact

Mary A. Harris by John Gleaves, Attorney-In-Fact

Lawrence Maxwell by John Gleaves, Attorney-In-Fact

Kit Floyd by John Gleaves, Attorney-In-Fact

Oscar Maxwell, Jr. by John Gleaves, Attorney-In-Fact

Doreen Maxwell by John Gleaves, Attorney-In-Fact

Marilyn Peoples by John Gleaves, Attorney-In-Fact

Danny Maxwell by John Gleaves, Attorney-In-Fact

Darnell Maxwell, Jr. by John Gleaves, Attorney-In-Fact

Jayne H. Maxwell by John Gleaves, Attorney-In-Fact

John Maxwell, Jr. by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of CLEASTER MAXWELL, MARY A. HARRIS, LAWRENCE MAXWELL, OSCAR MAXWELL, JR., DOREEN MAXWELL, MARILYN PEOPLES, DANNY MAXWELL, DARNELL MAXWELL, JR., JAYNE H. MAXWELL, KIT FLOYD AND JOHN MAXWELL, JR. and acknowledged that he/she executed the same as the free act and deed of the said CLEASTER MAXWELL, MARY A. HARRIS, LAWRENCE MAXWELL, OSCAR MAXWELL, JR., DOREEN MAXWELL, MARILYN PEOPLES, DANNY MAXWELL, DARNELL MAXWELL, JR., JAYNE H. MAXWELL, KIT FLOYD AND JOHN MAXWELL, JR., said Power of Attorney is recordedSimultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal
on this the 10 day of April, 2018.

NOTARY PUBLIC

G. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires: