RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810373

BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 84228 DEEDWARR
04/24/2018 11:09:53 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180424-0038493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2018.

NOTARY PUBLIC

My commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SuzaSuzanne W. Tankersley 4925 Danby Drive Nashville, TN 37211	Same address as new owner	147 05 0 192.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Thousand and 00/100 Dollars ($480,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRENT E. HOADLEY, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SUZANNE W. TANKERSLEY, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 42 on the plan of Caldwell Country Estates, as shown on plat of record in Book 2663, Page 68 and 69, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brent E. Hoadley, an unmarried man by deed from Tiffany B. Rhea, a divorced woman, dated May 25, 2011 and recorded on July 27, 2011 at Instrument #20110727-0057556, in the Register's Office for Davidson County, Tennessee. Previously being that same property conveyed to Brent Hoadley A/K/A Brent E. Hoadley and Tiffany Rhea A/K/A Tiffany B. Rhea as Tenants in Common with the Right of Survivorship, by deed from Brent Hoadley, recorded on January 19, 2007 at Instrument #20110727-0057556, said Register's Office. Previously being that same property conveyed to Brent Hoadley by Warranty Deed from William R. Tice, Jr. and Richard B. Tice and Sondra T. Bunger, dated December 16, 2005 and recorded on April 27, 2006 at Instrument #20060427-0048588, said Register's Office.

The address of the herein described property is believed to be 4925 Danby Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

The address of the herein described property is believed to be 4925 Danby Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of April, 2018.

BRENT E. HOADLEY

ASHLEY B. HOADLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brent E. Hoadley and Ashley B. Hoadley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of April, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19