# WARRANTY DEED

File #18085

Bill Garrett Davidson County
Batch# 86003 DEEDWARR
04/27/2018 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20180427-0040074

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katie Jean Emler | New Owner | 09115008900 |
| (NAME) | (NAME) | |
| 230-A 54th Avenue North | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ruth Hows and Rebecca Murray, the sole heirs at law of the Estate of Bennie Faye Smith Clark,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie Jean Emler,** 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 part of Block 14 on the Realty Saving Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, said Register's Office, being parcel "B" on the unrecorded subdivision of part of said Block #14 described according to a survey made by Ralph W. C. Lambert, Surveyor, April 18, 1953, as follows:

Beginning at an iron pin on the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being 226 feet south of the southerly margin of Nevada Avenue; thence with the easterly margin of 54th Avenue North, southwardly 50 feet to an iron pin located 54 feet north of the Northerly margin of Dakota Avenue; thence eastwardly 120.5 feet to an iron pin on the westerly line of the property conveyed to K. A. Berry and Wife, by deed from Tennessee Property Company of record in Book 981, Page 294, said Register's Office: said point being 54 feet north of the northerly margin of Dakota Avenue, thence with said Berry's line northwardly 50 feet to an iron pin located 218.5 feet south of the southerly margin of Nevada Avenue; thence westwardly 139 feet to the beginning.

Being the same property conveyed to Danny E. Clark and wife, Bennie F. Clark by Warranty Deed from Robert A. Dillingham and wife, Virginia A. Dillingham dated November 12th 1969 and recorded November 12th 1969 in Book 4380, Page 163 in the Register's Office of Davidson County. Being the same property conveyed from Bennie Faye Smith Clark and Danny E. Clark to Bennie Faye Smith Clark by deed recorded June 06, 1989 in Book 7857, page 508 in the Register's Office of Davidson County, Tennessee. The said Bennie Faye Smith Clark died on 11/9/2017 leaving Ruth Hows and Rebecca Murray as her heirs at law. A probate was opened in Davidson County Circuit Court Probate Division, under Docket No. 17-P2088.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 230-A 54th Avenue North, Nashville, TN 37209

(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 and 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 3rd day of April, 2018.

Ruth Hows

Ruth Hows

Rebecca Murray

Rebecca Murray

**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, Ruth Hows and Rebecca Murray, the heirs at law of Bennie S. Clark, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2018.

Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

My Commission Expires:
11/8/21

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

# True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212