Bill Garrett Davidson County
Batch# 89263 DEEDWARR
05/07/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20180507-0043501

True Copy Certification

I, Matthew G. Noggle, 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, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle 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: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/08/2022
(AFFIX SEAL)

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

A-RA-18-1025

THIS INSTRUMENT WAS PREPARED BY
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)
John Douglas Kamler	**New Owner**	
(NAME) **14974 B Lebanon Road**	(NAME)	**092-01-0-090.00**
(ADDRESS) **Old Hickory, TN 37138**	(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, **LISA J. SMITH, A SINGLE WOMAN AND HOFFMAN DODD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN DOUGLAS KAMLER, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Long & Ashworth's Subdivision of Block 24 & Part of 33-40 & 41, Midway of record in Book 57, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vivian Pillow Shelton by Warranty Deed from Elizabeth K. Burgess, Executrix C.T.A., D.B.N for the Estate of Myrtle Woodfork Thompson of record in Book 6116, Page 500, Register's Office for Davidson County, Tennessee, dated August 12,1983 and recorded on August 16, 1983.

Being Vivian Pillow Shelton having since died intestate on or about January 17, 2017. Said property being devised to Heirs at Law of Vivian Shelton, Arvis Celene Pillow Reaves, Kelvin Maurice Pillow, William Armstead Pillow, Chavela Juana Pillow Bell, Anton Le'Tuan Pillow, Janet Lynette Pillow, Gary Wayne Pillow, Charles Wesley Pillow, Anita Antoinette Powell, Harold A. Pillow. See also Affidavit of Heirship in Instrument No. 20170810-0082179, Instrument No. 20170810-0082180, Instrument No. 20170810-0082181, Instrument No. 20170810-0082182, Instrument No. 20170810-0082183 and Instrument No. 20170810-0082184, said Register's Office.

Being the same property conveyed to Lisa J. Smith and Hoffman Dodd Properties, LLC by Warranty Deed from Heirs at law of Vivian Shelton, Arvis Celene Pillow Reaves, Kelvin Maurice Pillow, William Armstead Pillow, Chavela Juana Pillow Bell, Anton Le'Tuan Pillow, Janet Lynette Pillow, Gary Wayne Pillow, Charles Wesley Pillow, Anita Antoinette Powell, Harold A. Pillow of record in Instrument No. 20171222-0130796, Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 22, 2017.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 57, Page 116, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1025 31st Ave N, Nashville, Tennessee 37209**.

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 4th DAY OF MAY, 2018.

Lisa J. Smith

Hoffman Dodd Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Van A. Pinnock
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA J. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires: 3/8/22
(SEAL)

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAN A. PINNOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of HOFFMAN DODD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires: 3/8/2022
(SEAL)

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212