Bill Garrett Davidson County
Batch# 102863 DEEDWARR
06/11/2018 09:49:26 AM 2 pgs
Fees: $13.00 Taxes: $566.10
20180611-0055575

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Angelia Dale Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2018

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 17, 2021

Notary Public
Commission Expires: 01/17/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 1002 Dew Street Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	093-04-0-090.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Angelia Gale Elliott and Marshall Edward Hodges, III Heirs at Law of Florence Hodges, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 1002 Dew Street Trust

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly 45 feet of the westerly 105 feet of Lot Nos. 58, 59 and 60 on the Map of Subdivision of Lot 3, N.H. Hobson's Subdivision. Property of the Heirs of A.J. Caldwell, of record in Book 421, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots front 45 feet on the southerly side of Caldwell Street or Dew Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Marshall E. Hodges, Jr. and wife, Florence L. Hodges by Warranty Deed from Louis Olivier, Jr. and wife, Connie G. Olivier of record in Book 4126, Page 548, Register's Office for Davidson County, Tennessee, dated April 26, 1967 and recorded on May 11, 1967. Marshall E. Hodges, Jr. died leaving Florence L. Hodges, sole surviving tenant by the entirety. Florence L. Hodges died intestate January 17, 2018. Pursuant to Heirship Affidavit of record in Instrument No. _____ subject property vesting in her Heirs as Law. #20180611-0055574

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1002 Dew Street, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3st day of May, 2018.

Angelia Dale Elliott, Heir at law

Angelia Gale Elliott, Heir at Law

Marshall Edward Hodges, III, Heir at law

Marshall Edward Hodges, III, Heir at Law by
Angelia Gale Elliott, Attorney in Fact

Angelia Dale Elliott, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angelia Gale Elliott 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 at Davidson County, Tennessee this 31st day of May, 2018.

Emily E Kinzig

Notary Public

My Commission Expires: 1/17/21

(Notary Seal)

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Angelia Gale Elliott , to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Marshall Edward Hodges, III acknowledged that she executed the same as the free act and deed of the said Marshall Edward Hodges, III, pursuant to the Limited Power of Attorney recorded in Instrument _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 31st day of May, 2018.

EMILY E. KINZIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

Emily E Kinzig

NOTARY PUBLIC

My Commission Expires: 1/17/21