Bill Garrett Davidson County
Batch# 111384 **DEEDWARR**
07/02/2018 10:59:33 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180702-0063786

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public

(Notary Stamp) My commission expires: 1-24-21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emily E. Vining	Same	147-06-0 090.00
4808 Overcrest Drive	←	
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth Hodges Black, married, (fka Elizabeth Lynn Hodges) and Mary Lynn Hodges, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emily E. Vining, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Section One Battery Crest of record in Book 2900, page 91, 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 Elizabeth Lynn Hodges, an unmarried woman, and Mary Lynn Hodges, a married woman, as tenants in common with right of survivorship, by Warranty Deed from John H. Propper and wife, Jill Propper, of record as Instrument No. 20140521-0043769 in the Register's Office for Davidson County, Tennessee; the said Elizabeth Lynn Hodges having since married Stephen Ray Black and is now known as Elizabeth Hodges Black.

Stephen Ray Black, spouse of Elizabeth Hodges Black, and Nathaniel James Hodges, spouse of Mary Lynn Hodges, hereby join in this conveyance to convey any interest they may in the subject property, particularly any marital interest.

This is improved property known as 4808 Overcrest Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Section One Battery Crest of record in Book 2900, page 91, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of June, 2018.

Elizabeth Hodges Black

Stephen Ray Black

Mary Lynn Hodges

Nathaniel James Hodges by Mary Lynn Hodges, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Mary Lynn Hodges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Nathaniel James Hodges as his attorney in fact.

Witness my hand and official seal this 28th day of June, 2018.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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, Elizabeth Hodges Black and Stephen Ray Black, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of June, 2018.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001216-528