30410-5A

Box 14

SPECIAL WARRANTY DEED

Bill Garrett
Batch# 114903
07/11/2018 03:04:45 PM
Fees: $13.00 Taxes: $244.20

Davidson County
DEEDWARRSP
2 pgs

20180711-0067193

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$66,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of **July, 2018.**

Notary Public

My commission expires: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Homefront Property Solutions, LLC	**"New Owner"**	**081-15-0-267.00**
115 Blackhawk Way		
Murfreesboro, TN 37127		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey L. Hale, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Homefront Property Solutions, LLC, a Tennessee limited liability company

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 Westerly 45 feet of Lot No. 262 on the Map of D.T. McGavock and Others Addition, as of record in Book 21, page 41 in Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 262 front 45 feet on Underwood Street beginning at a point on the Southerly side of Underwood Street 125 feet from the Westerly margin of 14th Avenue North and runs back between parallel lines 50 feet to a deal line

BEING the same property conveyed to Jeffrey L. Hale, a married man, by Quitclaim Deed dated March 21, 2018 from Catherine Kirkwood, as Heir at Law to Kirk D. Kirkwood, deceased of record in Instrument No. 20180703-0064741, and by Quitclaim Deed from Kirk D. Kirkwood, Jr., as Heir at Law to Kirk D. Kirkwood, deceased of record in Instrument No. 20180703-0064742 and by Quitclaim Deed from Charlene Pruitt, as Heir at Law to Kirk D. Kirkwood, deceased of record in Instrument No. 20180501-0040850, all in Register's Office for Davidson County, Tennessee. Affidavit of Heirship from Catherine Kirkwood, of record in Instrument No. 20180711-0067192 **, said Register's Office. Affidavit of Heirship from Theatrice Tedford, of record in Instrument No.**

20180711-0067191 **, said Register's Office.**

PURSUANT to a recent tax sale the property was conveyed to Invest Holdings, LLC, by Report of Sale deed from Maria M. Salas, Clerk and Master of record in Instrument No. 20170926-0098466 Register's Office for Davidson County, Tennessee, dated May 8, 2017 and recorded September 26, 2017. All right, title and interest held by Invest Holdings, LLC, was devised to the Estate and Heirs of Kirk Kirkwood by Decree of Redemption of record in Instrument No. 20180621-0059730, said Register's Office.

BEING ALSO the same property conveyed to Kirk Kirkwood, a single person, by Warranty Deed dated May 2, 1986 from Harry L. Armstrong and wife, Patricia J. Armstrong and Sandra H. Parkhurst, of record in Book 6866, page 354, Register's Office for Davidson County, Tennessee. Kirk Kirkwood died intestate December 19, 2011 leaving his children, Kirk D. Kirkwood, Jr. and Catherine Kirkwood as his heirs at law.

THE conveyance of the above described parcel of land is subject to the following:

(1) The plan of record in Plat Book 21, page 41 Register's Office for Davidson County, Tennessee
(2) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-HF-18-1503-H

This is improved property, known as **1503 Underwood Street, Nashville, TN 37208**

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, and the heirs and/or assigns of said GRANTEE, forever; and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness my/our hand(s) this **9th** day of **July, 2018.**

Jeffrey L. Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jeffrey L. Hale,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office at Nashville, Tennessee, this **9th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY