WARRANTY DEED

Bill Garrett Davidson County
Batch# 119855 **DEEDWARR**
07/24/2018 12:39:07 PM 2 pgs
Fees: $13.00 Taxes: $421.80

20180724-0072118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS [illegible] DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/7/2019 (AFFIX SEAL)

DAVID G. CURTIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl Hill (NAME)	owner at property address (NAME)	092050113.00
941 34th Ave N (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, **Charlie W Pope Jr, Cletis Pope, and Karen Holmes** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daryl Hill,** HEREINAFTER CALLED THE GRANTEE, HIS 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 further described as follows; to-wit:

Beginning at a point on the west side of 34th Avenue North, formerly known as Linden Street, 100 feet, south of Eden Avenue; running thence south along the west line of 34th Avenue North 50 feet to a point; thence westerly along a line parallel to Eden Avenue 150 feet to an alley in the rear; thence northerly along the easterly margin of said alley 50 feet to a point; thence easterly along a line parallel to Eden Avenue 150 feet to the point of beginning.

Being the same property conveyed to Charlie W. Pope, Jr, Delores Hill, Geraldine Brown, and Cletis Pope by Quit Claim Deed of record at Instrument No. 20071119-0135102 in the Register's Office of Davidson County, Tennessee. Delores Hill and Geraldine Brown have both since passed intestate leaving Karen Holmes and Daryl Hill as their heirs per Affidavits of Heirship of record at Instrument No. 20180716-0068815 and Instrument No. 20180716-0068819 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. Included in this transfer are the following restrictions, which should apply to said Grantee, Daryl Hill, and expire once the home is sold: 1) The home is not to be rented out ; 2) Grantors have a right of first refusal in the event Daryl Hill decides to sell subject property.

unimproved
This is improved x property, known as 941 34th Ave N 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 13th day of July, 2018.

Charlie W Pope Jr

Cletis Pope, by Carol Pope, Attorney In Fact

Karen Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Charlie W Pope Jr and Karen Holmes**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2018.

Notary Public

MICHELLE G. CURTIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/7/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michelle G. Curtis, a Notary Public, in and for said State and County, **Carol Pope**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Cletis Pope** and acknowledged that she executed the same as the free act and deed of the said **Cletis Pope**.

WITNESS my hand and official seal at office this 13th day of July, 2018.

Notary Public

My Commission Expires: 10/7/2019

MICHELLE G. CURTIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY