Bill Garrett Davidson County
Batch# 122673 DEEDWARR
07/31/2018 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20180731-0074643

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public

My Commission Expires: 5-5-20

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Andra J. Hedrick and Ronald K. Melton 1607 Boscobel Street Nashville, TN 37206	Andra J. Hedrick 1609 Boscobel Street Nashville, TN 37206	083-13-0-457.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANITA MOVITA HATFIELD, JAMES VIRGIL RATTERREE, LACQUITA PAULINE BATES CLARK AND JUANITA MARIE OSBORNE, Devisees under the Last Will And Testament of James Monroe Ratterree, and ANITA MOVITA HATFIELD in her capacity as Executrix of the Estate Of James Monroe Ratterree**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANDRA J. HEDRICK AND RONALD K. MELTON, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 333 in Edgefield Land Company's Second addition to Edgefield, as of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

SAID Lot No. 333 fronts 50 feet on the North side of Boscobel Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James M. Ratterree and wife, Barbara Ann Ratterree, by deed from Pauline Ratterree of record in Book 9303, page 972, Register's Office for Davidson County, Tennessee. The said Barbara Ann Ratterree has since died. The said James M. Ratterree, a/k/a James Monroe Ratterree, subsequently died and by Last Will and Testament entered under Probate No. 18P141, Circuit Court of Davidson County, Tennessee (Probate Division), devised subject property to his children, James Virgil Ratterree, Lacquita Pauline Bates, Anita Movita Hatfield and Juanita Marie Osborne. See also Executrix's Quitclaim Deed of record in Instrument No. 20180212-0013827, said Register's Office.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1607 Boscobel 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 31st day of July, 2018.

Anita Movita Hatfield

James Virgil Ratterree

Lacquita Pauline Bates Clark

Juanita Marie Osborne

Anita Movita Hatfield, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Virgil Ratterree, Lacquita Pauline Bates Clark and Juanita Marie Osborne, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2018

(Seal)



Notary Public

My Commission Expires: 5-5-20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita Movita Hatfield, Individually and as Executrix of the Estate of James Monroe Ratterree , the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2018

(Seal)



Notary Public

My Commission Expires: 5-5-20

True Copy Certification

I, Catherine H. Gwyn, 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

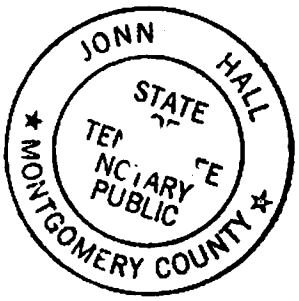
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn 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: 10/14/2019

Notary's Seal



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