# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140789 DEEDWARR
09/14/2018 10:05:30 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20180914-0091354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC 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 |
|---|---|---|
| Robert Hudson | Robert Hudson | |
| (NAME) | (NAME) | 08008027500 |
| 1612 Stokley Ln | 1612 stokley Lane | |
| (ADDRESS) | (ADDRESS) | |
| old Hickory TN 37138 | old Hickory, TN 37138 | |
| (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, **Jerry London, Executor of The Estate of Gladys M. London** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Robert Hudson**, a married man, 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:

**BEING Lot No. 8 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, revised in Book 4460, Page 9, Register's Office for Davdison County, Tennessee**

**SAID Lot No. 8 fronts 50 feet on the northerly side of Hinkle Drive and extends back 132.45 feet ~~north~~ on the westerly line and 177.7 feet on the easterly line to a dead line, measuring 93.08 feet thereon.**

Being the same property conveyed to Alfred London and Gladys London by virtue of that certain Warranty Deed dated March 24, 1972, and being of record at Instrument No. Book 4592, Page 129 in the Register's Office of Davidson County, Tennessee. Alfred London died December 27, 1978 leaving Gladys London as the remaining tenant by the entirety. Gladys London died testate on October 5, 2013 and her will has been probated at Docket No 17P1671 in the Probate Court of Davidson County, Tennessee. Transfer is also approved by Order in the Chancery Court of Davidson County, TN at Docket No. 17-1196-III.

**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.**

This is improved x unimproved property, known as 3294 Hinkle Dr. Nashville, TN 37214
(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 September, 2018.

**Estate of Gladys M. London**

**By: Jerry London, Executor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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, Yenikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

YENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019