Karen Y Johnson Davidson County
Batch# 149291 **DEEDWARR**
10/04/2018 03:45:50 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20181004-0098831

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2018.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel Fell	NEW OWNER	**053-08-0-070.00**
200 24th Street	916 Boscobel Street	
Old Hickory, TN 37138	Nashville, TN 37206	

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,

Judy Desiree Houghton, an unmarried woman

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

Daniel Fell,

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

Land in Davidson County, Tennessee, being Lot No. 5, Block 10 on the Plan of Dabbs & Elliot's Subdivision No. 1 of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 50 feet on the Northeasterly side of Elliot Avenue and runs back between Parallel Lines, with the Southeasterly margin of 24th Street 100 feet to a dead line.

Grantor retains an 8-foot Strip across the rear line of said lot for the purpose of a perpetual ingress and egress easement.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RA-18-290

SP 11/2015

Being the same property conveyed to John R. Houghton and wife, Joy P. Houghton by Warranty Deed from Charles E. Gann and wife, Bobbie J. Gann of record in Book 8346, Page 585, Register's Office for Davidson County, Tennessee.

John R. Houghton died 10/31/2008, leaving Joy P. Houghton, surviving tenant by the entirety.

Being the same property conveyed to Ms. Judy Desiree Houghton by Quit Claim Deed from Judy Desiree Houghton, as Administratix, on behalf of the Estate of Joyce Patricia Houghton of record in Instrument No. 20151123-0118551 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on November 23, 2015.

Said Joyce Patricia Houghton died Testate on 9/13/2014. Her estate was probated in the Chancery Court of Davidson County, Tennessee, Docket No. 14P1605

This is **unimproved** property known as **200 24th Street, Old Hickory, TN 37138.**

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 she 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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record 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 herself, her 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 1st day of October 2018.

Judy Desiree Houghton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Judy Desiree Houghton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 1st day of October 2018.

Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001365-525

SP 11/2015