Karen Y Johnson Davidson County
Batch# 170466 DEEDWARR
12/05/2018 10:03:57 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20181205-0118515

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual value or consideration, whichever is greater, for this transfer is $393,000.00.

JAMES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Sworn to and subscribed before me this 3rd day of December, 2018.

Notary Public
My Commission Expires: 12.25.20

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Joseph Freitag, Jr.	2221 11th Avenue South	Owner	
1200A Cedar Ln			**105-13-0-222.00**
Nashville, TN 37212	Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **George R. Boddie and wife, Sandra Boddie,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Joseph Freitag, Jr.,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Northerly 5 feet of Lot No. 10 and all of Lot No. 11 on the Plan of W.S. Duckworth's Addition to Nashville of record in Plat Book 57, Page 83, in the Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated July 16, 1963, as follows:

Said part of Lot No. 10 and all of Lot No. 11 front together 55 feet on the Westerly side of 11th Avenue South, formerly Bertie Avenue, and extends back between lines, 107.33 feet, more or less on the Northerly line, and 106.6 feet, more or less, on the Southerly line, to a line in the rear on which it measures 55 feet.

Being the same property conveyed to Lorenzo Hatcher, a divorced single man by Quitclaim deed from Theresa A. Hatcher of record in Book 10988, page 810, Register's Office for Davidson County, Tennessee, dated June 23, 1998 and recorded on June 23, 1998. (Value or consideration shown in aforementioned deed $0.) The said Lorenzo Hatcher having since died on November 11, 2015. See Order to Probate Soley for Muniment of Title of record in Instrument No. 20160627-0065193 and Last Will and Testament of record in Instrument

No. 20160627-0065194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George R. Boddie and wife, Sandra P. Boddie by Warranty deed from Penny C. Hatcher, unmarried of record in Instrument No. 20170303-0021372 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 03, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3rd day of December, 2018.

George R. Boddie

Sandra Boddie

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E Morton IV, the undersigned, a Notary Public, in and for said State and County, **George R. Boddie and wife, Sandra Boddie,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 3rd day of December, 2018.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12.29.20