WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 01.07.2020 (AFFIX SEAL)

M-VRES-18-3406&3408

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shawnda Hollie and Oba Hollie	**NEW OWNER**	
(NAME)	(NAME)	
3406 and 3408 West Hamilton Ave	2629 Houston Lane	**069-04-0-214.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Whites Creek TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARONDA TINSLEY-TAYLOR AS EXECUTRIX FOR THE ESTATE OF CARMEN ANDERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAWNDA HOLLIE AND OBA HOLLIE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Shieldswick Subdivision of record in Plat Book 5190, Page 615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carmen Davis Anderson, a single woman by Warranty deed from Leonard H. Morton and wife Willa G. Morton of record in Instrument No. 20061117-0142934 Register's Office for Davidson County, Tennessee, dated November 07, 2006 and recorded on November 17, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 5190, Page 615, Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress of record in Book 5912, Page 286, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3406 and 3408 West Hamilton Ave, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 185424 DEEDWARR
01/18/2019 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20190118-0005296

Witness my/our hand(s) this the 28th DAY OF SEPTEMBER, 2018.

Estate of Carmen Anderson

BY: _____
Laronda Tinsley-Taylor
Executrix

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARONDA TINSLEY-TAYLOR, EXECUTRIX of the ESTATE OF CARMEN ANDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of September, 2018.

_____
Notary Public
My Commission Expires: April 15, 2020
(SEAL)

K. BAYARD
Notary Public, State of Nevada
Appointment No. 16-2097-1
My Appt. Expires Apr 15, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

