WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

J-JF-19-1824-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
James A. Fineman	**New Owner**	
(NAME)	(NAME)	**081-070-234.00**
127 C Powell Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **MARIAN WILEY AND VERA BROWN AND LORENZO L. HAYDEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. FINEMAN,** 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:

Being Lot No. 51 on the Plan of W.M. Butler's Subdivision of the 11-3/4 acre tract of land, in North Nashville, as of record in Book 57, Page 98, in the Register's Office of Davidson County Tennessee.

Being the same property conveyed to Marian Wiley, Vera Brown and Lorenzo L. Hayden, while retaining a life estate (James U. Babb and wife, Tommie White Babb), by Quit Claim Deed from James U. Babb and wife Tommie White Babb, of record in Book 10587, Page 143, in the Register's Office of Davidson County, Tennessee, dated August 28, 1997 and recorded on August 29, 1997.

Being the same property conveyed to James U. Babb and wife Tommie White Babb, by Warranty Deed from Paul L. Stewart and wife Betty Sue Stewart, of record in Book 3533, Page 409, in the Register's Office of Davidson County, Tennessee, dated April 12, 1963 and recorded on April 15, 1963.

Karen Johnson Davidson County
Batch# 215925 **DEEDWARR**
04/10/2019 09:45:09 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20190410-0032566

**The said Tommie White Babb having since died on August 28, 2008.
**The said James U. Babb having since died on February 13, 1998.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. M. Butler's Subdivision, as recorded in Plat Book 57, Page(s) 98.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1824 16th Ave N., Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 8th DAY OF APRIL, 2019.

Marian J. Wiley
Marian Wiley

Vera Brown

Lorenzo L. Hayden
Lorenzo L Hayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN WILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERA BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORENZO L HAYDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

Witness my/our hand(s) this the 8th DAY OF APRIL, 2019.

Marian Wiley

Vera Brown

Vera Brown

Lorenzo L Hayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN WILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERA BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2019.

Notary Public
My Commission Expires: 4-20-2025
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORENZO L HAYDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
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Nashville, TN 37212