This instrument was prepared by:
Advantage Title and Escrow
1321 Murfreesboro Pike, Suite 823
Nashville, Tennessee 37211

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-24-2022

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $65,000.00

affiant
Subscribed and sworn to before me, this the __ day of April, 2019.

Notary

Karen Johnson Davidson County
Batch# 216483 **DEEDWARR**
04/11/2019 10:53:06 AM 1 pg
Fees: $13.00 Taxes: $240.50

20190411-0033096

WARRANTY DEED

Address of New Owner:
Victor Hazelwood
124 Lake Terrace Dr
Hendersonville,TN 37075

Send Tax Bills To:
Owner

Map & Parcel:
71-04-0-048.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Bonnie Vann** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Hazelwood** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WITNESS:

Land in Davidson County, Tennessee, being Lot 307 on the Plan of Joywood Heights Section 2 of record in Book 1130, Page 92 and 93, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 307 fronts 60 feet on the easterly side of Woodyhill Drive and extends back 193.9 feet on the northerly line and 194 feet on the southerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed Albert. E. Hurt and Gracie S. Hurt of record in Book 2700, Page 199, said Register's Office. The said Gracie S. Hurt died on 9/7/1999 so predeceased Albert Hurt her husband. The Said Albert. E. Hurt aka Albert Eugene Hurt having died 5/16/2010 testate leaving the subject property to Bonnie Vann reference Davidson County, TN Probate court docket # 10P1045.
Unimproved (X) known as: **2605 Woodyhill Drive Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include 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.

Bonnie Vann by Kerry Douglas Vann

Bonnie Vann by Douglas Vann her Attorney-in-Fact pursuant to POA in instrument #20190408-0031795

STATE OF Kerry TN COUNTY OF Davidson Sumner

Before me, the undersigned, a Notary Public in and for the state of TN, ~~Robertson~~ County aforesaid, personally appeared **Douglas Vann** Kerry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney-in-fact for Bonnie Vann and as her attorney-in-fact signed the foregoing instrument for the purposes therein contained by signing Bonnie Vann by Douglas Vann as her attorney-in-fact.

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-24-2022

Witness my hand and official seal at Nashville, TN, this the 8th day of April, 2018.

Notary Public