Karen Johnson Davidson County
Batch# 221517 DEEDWARR
04/24/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190424-0037798

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0697

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of April, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emmy Hendrick, Trustee of The 1535 11th Ave N Trust P.O. Box 160071 Nashville, TN 37216	New Owner	081-12-0-211.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wander Hayes, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emmy Hendrick, Trustee of The 1535 11th Ave N Trust

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-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 in McGavock, Wetmore & Others Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County. Said Lot No. 85 fronts 50 feet on the West side of Fillmore Avenue (formerly Tilden Street), now 11th Avenue North, and runs back between parallel lines, 150 feet to an alley.

Included in the above description, but expressly excluded from the conveyance is that portion of the land conveyed in Book 4163, page 414, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Westerly margin of 11th Avenue, said point being the common corner of Lot 84 and 85 in McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence along the Westerly margin of said Avenue and the Easterly boundary of said Lot 85, North 33 degrees 42 minutes 44 second West 16.15 feet to a point; thence with a line of severance South 0 degrees 49 minutes 19 seconds West 19.61 feet to a point on the common line between said Lots 84 and 85; thence along said common line North 56 degrees 15 minutes 28 seconds East, 11.12 feet to the point of beginning.

Being the same property conveyed to Wander Hayes, a single woman by Warranty deed from Patton Family Partnership of record in Instrument No. 20040614-0069936 Register's Office for Davidson County, Tennessee, dated June 07, 2004 and recorded on June 14, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1535 11th Avenue North, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of April, 2019.

Wander Hayes

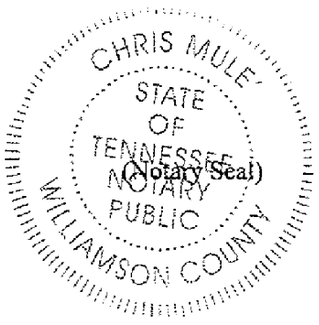
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wander Hayes** 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.

Witness my hand and official seal at this 24th day of April, 2019.

Notary Public

My Commission Expires: 1-13-20



(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY