Karen Johnson Davidson County
Batch# 221912 DEEDWARR
04/25/2019 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $875.05
20190425-0038042

**THIS INSTRUMENT PREPARED BY:**
WESLEY D. TURNER
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $236,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2019.

Notary Public

My Commission Expires: MAY 2, 2022

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Thomas Dean Hester<br>Stephanie Nicole Hester<br>608 Rudolph Avenue<br>Nashville, TN 37206 | Cardinal Financial Company<br>dba Peoples Home Equity<br>P.O. Box 961292<br>Fort Worth, TX 76161-0292 | 083-06-0-332.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN HONEYCUTT, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS DEAN HESTER AND STEPHANIE NICOLE HESTER, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being the South 42 feet of Lot No. 9 and the North 4 feet of Lot No. 10, as shown on the map entitled George Shields East End Subdivision, of record in Plat**

**Book 57, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to Nathan Honeycutt, unmarried, by deed from Elizabeth Gail Pennington, unmarried, of record as Instrument No. 20080303-0020806, dated February 29, 2008, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 57, page 112, Register's Office for Davidson County, Tennessee.

This is improved property known as: **608 Rudolph Avenue, Nashville, TN 37206.**

**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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

**WITNESS** my hand this 24th day of April, 2019.

Nathan Honeycutt

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Honeycutt, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 24th day of April, 2019.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: 5-2-2022

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# True Copy Certification

I, Wesley D. Turner, 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.

Signature

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal

