Karen Johnson Davidson County
Batch# 223436 DEEDWARR
04/29/2019 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20190429-0039302

WARRANTY DEED

File #2019-31

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $327,000.00.

Jamie Lorey
Affiant

Subscribed and sworn to before me on April 24, 2019.

NOTARY PUBLIC
My Commission Expires: 3/18/2022

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ezra Carey and Annelise Carey and Beverly Carey 1222 Greenland Avenue Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	061-16-0-027.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSHUA EVERHART HEDRICK AND ELINOR UNDERHILL HEDRICK FORMERLY KNOWN AS MARY ELINOR UNDERHILL, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **EZRA CAREY AND ANNELISE CAREY, HUSBAND AND WIFE, AND BEVERLY CAREY, AN UNMARRIED WOMAN, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called **"GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Tract No. 3 in the subdivision of Dr. William Williams' land, a plan of which is of record in Plan Book 2, page 128, Chancery Court at Nashville, described according to a survey made by R.L. Montoya, Surveyor, dated June 30, 1980, as follows:

Beginning at the southwest corner of Greenland and Kennedy Avenues, thence with the south line of Greenland Avenue, westwardly 100 feet to the northeast corner of the property conveyed to Greg C. Taylor and wife, Sherry Walker Taylor by deed from Jack L. Plummer and wife, Cora Frances Plummer, of record in Book 5404, page 262, Register's Office for said County; thence with their east line, southwardly 175 feet; thence eastwardly 98 feet to the westerly margin of Kennedy Avenue; thence with the westerly margin of said Avenue, northwardly 175.1 feet to the point of beginning.

Being the same property conveyed to Joshua Everhart Hedrick and wife, Mary Elinor Underhill, by deed from John Fucile and Lisa DeAngelo, of record in Instrument No. 20121119-0106320, dated November 16, 2012, said Register's Office. Mary Elinor Underhill having since married, now known as Elinor Underhill Hedrick.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1222 Greenland Avenue, Nashville, TN 37216.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 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 our hands on April 23, 2019.

Grantor:

Joshua Everhart Hedrick

Grantor:

Elinor Underhill Hedrick formerly known as Mary Elinor Underhill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOSHUA EVERHART HEDRICK AND ELINOR UNDERHILL HEDRICK FORMERLY KNOWN AS MARY ELINOR UNDERHILL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2019.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda J Arthur

Notary's Signature

My Commission Expires: 05/23/2022

