WARRANTY DEED

Karen Johnson Davidson County
Batch# 224603 DEEDWARR
05/01/2019 03:19:11 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20190501-0040557

A-FG-19-1913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Robert Hudson	**New Owner**	
(NAME) **1612 Stokley Lane**	(NAME)	**081-07-0-497.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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, **JAMES A. TURNER ADMINISTRATOR OF THE ESTATE OF FREDDIE LEE TURNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT HUDSON, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Subdivision of Lot No. 2 of the Thomas Woodard Property of record in Book 2, Page 104, Chancery Court Tennessee.

SAID Lot No. 33 fronts 50 feet on the Westerly margin of 9th Avenue North, and runs back between parallel lines, 172 feet, more or less, to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to of Fred L. Turner ,unmarried by Warranty deed from W. L. Barnett and wife, Marie M. Barnett of record in Book 5534, page 341, Register's Office for Davidson County, Tennessee, dated November 16, 1979 and recorded on November 21, 1979.

Fred L. Turner and Freddie Lee Turner are one in the same person.

Said Freddie Lee Turner having since died on October 29th, 2018.

Order approving contract to sell real property filed in Probate Case No. 18P-2006.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 2, Page 104 , Chancery Court at Nashville.
- ROW of 9th Avenue North and an alley.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1913 9th 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 26th DAY OF APRIL, 2019.

Estate of Freddie Lee Turner

BY: James A. Turner

James A Turner
Administrator

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A TURNER, ADMINISTRATOR of the ESTATE OF FREDDIE LEE TURNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public
My Commission Expires: 7/14/2019
(SEAL)

ADAM L SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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