Karen Johnson Davidson County
Batch# 225853 DEEDWARR
05/03/2019 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20190503-0041742

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

O-BR-19-1313

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)
Frederick William Hodge, Jr. and Frederick William Hodge, III	Liberty Financial	
(NAME)	(NAME)	**105-05-0-011.00**
1313 15th Ave S.	1200 Forest Bridge Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Louisville, KY 40223	
(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, **DAMANI DIALLO MAYNIE AND PRINCESS MAYNIE (formerly known as PRINCESS TAYLOR), HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREDERICK WILLIAM HODGE, JR. AND FREDERICK WILLIAM HODGE, III, AS JOINT TENANTS** 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 the North 8.7 feet front of Lot No. 8 and the South 41.3 feet of Lot No. 9 on the Plan of the subdivision of Block 37 and Block 52. O.B. Hayes' Rokeby Addition, as of record in Plat Book 547, Page 2, Register's Office for Davidson County. Tennessee.

Said parts of lots 8 and 9 front together 50 ft. on the Westerly side of 15th Ave. South and extend back 153 feet 2 inches, more or less on the Southerly line 153 feet more or less, on the Northerly line to the Easterly margin of an alley, measuring 48.3 feet thereon.

Being the same property conveyed to Damani Diallo Maynie, unmarried and Princess Taylor, unmarried, joint tenants with right of survivorship by Warranty deed from James Phillips Parker and Trousdale Smith Parker of record in Instrument No. 2006707-0081448 Register's Office for Davidson County, Tennessee, dated June 23, 2006 and recorded on July 07, 2006. Princess R. Taylor having since married Damani Diallo Maynie and is now known as Princess Maynie.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 2, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1313 15th Ave S., Nashville, Tennessee 37212**.

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 3rd DAY OF MAY, 2019.

Damani Diallo Maynie

Princess Maynie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAMANI DIALLO MAYNIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2019.

Notary Public
My Commission Expires: 8/2/19
(SEAL)

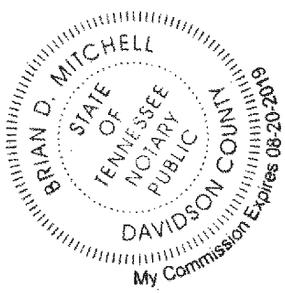


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRINCESS MAYNIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2019.

Notary Public
My Commission Expires: 8/2/19
(SEAL)



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

Vanderpool Law
256 Seaboard Lane G-104
Franklin, TN 37067
615-771-9800

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

