# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 240272 DEEDWARR
06/07/2019 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190607-0054679

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0329

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Elite Property Restoration, LLC | NEW OWNER | Map: 14801005400 |
| (NAME) | (NAME) | |
| 1401 Angel Ct. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ANITA HIMBER AND HUSBAND, ROBERT HIMBER**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ELITE PROPERTY RESTORATION, LLC**,

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:

Being Lot No. 51, on the Plan of Hillbrook, Section 2, of record in Plat Book 3300*, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. (*erroneously shown as Plat Book 300 on prior deed)

Being the same property conveyed to Anita Himber and husband, Robert Himber, by deed from Evelyn M. Hodge, Trustee, Evelyn M. Hodge Trust, UAD April 25, 1995, of record in Instrument No. 20050120-0006965, dated December 30, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page12, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3277, Page 482, amended in Book 3286, Page 375, Register's Office for said County.

The signature of Anita Himber and Robert Himber is signed by his/her duly appointed Attorney-in-Fact, James L. Hodge, pursuant to the Power of Attorney of record in Instrument 20190607 0054678, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 247 Willow Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 this 10th day of May, 2019.

Anita Himber by James L Hodge as Attorney in Fact

Anita Himber
By: James L. Hodge, as Attorney in Fact

Robert Himber by James L Hodge as Attorney in Fact

Robert Himber
By: James L. Hodge, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James L. Hodge, 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 on behalf of Anita Himber and Robert Himber, as his/her Attorney-in-Fact, as the free act and deed of the within named Anita Himber and Robert Himber.

Witness my hand and official seal this 10th day of May, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANIA C. PEEPLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

## True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, D. Shayne Adair, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




D. Shayne Adair