WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/19/23
(AFFIX SEAL)

JENNIFER A HOEFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 6-19-2023

M-RTE-18-1225

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)
Vincent Bruce	**New Owner**	
(NAME)	(NAME)	**72-14-57.00**
607 S. 11th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA KAYE MCDOWELL, AS EXECUTRIX OF THE ESTATE OF LUCILLE HAMER, ELLA MAE BATES, INDIVIDUALLY, AND SANDRA K. MCDOWELL, AS ADMINISTRATOR OF THE ESTATE OF FREDDIE V. WOODLAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **VINCENT BRUCE, A SINGLE MAN,** hereinafter called the Grantee, his 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 Nos. 98 and 99 on the Map of Chesterfield Place, of record in Plat Book 332, Page 147, Register's Office for said County.

Said property fronts together 60 feet on the northerly margin of Chesterfield Avenue, now Chester Avenue, and extends back between parallel lines, 132 feet to a dead line.

Being the same property conveyed to Lucille Hamer and Ossie Brown by Warranty Deed from Queen Ella Williams, unmarried, recorded November 13, 1979 in Book 5529, Page 973, Register's Office for Davidson County, Tennessee.

The said Lucille Hamer having since died testate on March 2, 2015, and whose probate estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P-491. Per the Last Will and Testament of Lucille Hamer, her interest in said property was devised to Sandra Kaye McDowell.

The said Ossie Brown having since died intestate on December 17, 2014, leaving her siblings, Lucille Hamer, Pollie Dodson (also known as Pollie Bell Dodson) and Freddie Woodland (also known as Freddie V. Woodland as her sole heirs at law as shown in Affidavits of Heirship of record in Instrument No. 20190806-0077870 and 20190806-0077871, in the Register's Office for Davidson County, Tennessee.

The said Lucile Hamer having since died testate on March 2, 2015, and whose probate estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P491, her interest in said property being subject to Order to Sell.

The said Freddie Woodland having since died intestate on October 17, 2015, and whose probate estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 18P1809, her interest in said property being subject to Order to Sell.

The said Pollie Dodson having since died testate on September 5, 2017, and whose probate estate was administered in the Chancery Court of the Twenty-Eighth Judicial District at Brownsville, Haywood County, Tennessee, under Docket No. 2017-PR-41. Per the Last Will and Testament of Ossie Bell Dodson, her interest in said property was devised to Ella Mae Bates.

Karen Johnson Davidson County
Batch# 267293 **DEEDWARR**
08/06/2019 09:28:12 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20190806-0077873

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 147, 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: **1225 Chester Avenue, Nashville, Tennessee 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 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 30th DAY OF JULY, 2019.

Estate of Lucille Hamer

BY: Sandra Kaye McDowell
Sandra Kaye McDowell
Executrix

Ella Mae Bates by Sandra K McDowell Attorney in fact
Ella Mae Bates by Sandra K. McDowell,
Attorney-in-Fact

Estate of Freddie V. Woodland

BY: Sandra K. McDowell
Sandra K. McDowell
Administrator

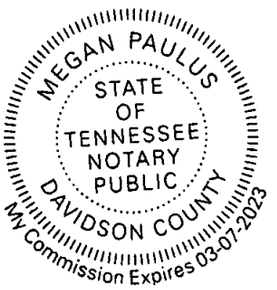
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA KAYE MCDOWELL, EXECUTRIX of the ESTATE OF LUCILLE HAMER, 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 her free act and deed.

Witness my hand and official seal, this the 30th of July, 2019.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23
(SEAL)



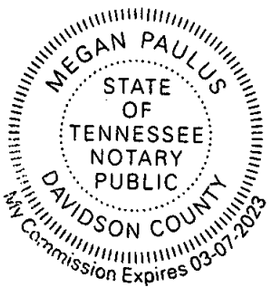
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,SANDRA K. MCDOWELL, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of ELLA MAE BATES as her Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of the said ELLA MAE BATES.

Witness my hand and official seal, this the 30th of July, 2019.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23
(SEAL)



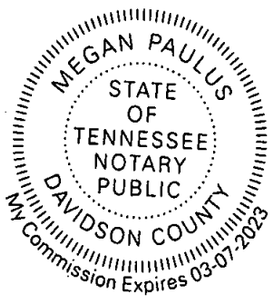
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA K. MCDOWELL, ADMINISTRATOR of the ESTATE OF FREDDIE V. WOODLAND, 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 her free act and deed.

Witness my hand and official seal, this the 30th of July, 2019.

Megan Paulus
Notary Public

My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212