Box 14
Tract # 32642-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 322408 DEEDWARR
12/02/2019 09:02:19 AM 2 pgs
Fees: $13.00 Taxes: $266.40

20191202-0123209

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/17/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robin Hill	Robin Hill	08004002500
(NAME)	(NAME)	
1719 County Hospital Rd	New Owner(s)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jaime Chavez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robin Hill,** 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:

LAND in the 13th Civil District of Davidson County, Tennessee, being the easterly 68 feet of Lot No. 1 on the Plan of Waukee Heights, as of record in Book 2083, Page 108, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 68 feet on the northerly side of Old Hyde's Ferry Pike, now County Hospital Road, and runs back between parallel lines, 256 feet to a dead line.

BEING the same property conveyed to Jaime Chavez by Quitclaim Deed dated March 21, 2013 from Margaret Frances Odle of record in Instrument No. 20130327-0030127, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Margaret Francis Odle by deed dated July 20, 2006 from The Secretary of Housing and Urban Development of record in Instrument No. 20060731-0092204, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1719 County Hospital Road, Nashville, TN 37218
(House Number) (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 my/our hands this 26th day of November, 2019.

Jaime Chavez

State of Tennessee
County of Davidson

On this 26th day of November, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jaime Chavez, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 26th day of November, 2019.

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public L. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Hill