Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 329030 DEEDWARR
12/13/2019 09:44:24 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20191213-0128686

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19758

Send Tax Bills To:
Property Rehab Solutions, LLC
2311 Alpine Avenue
Nashville, TN 37218

New Owner is:
Property Rehab Solutions, LLC
2311 Alpine Avenue
Nashville, TN 37218

MAP: 070-09-0-041.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ernest Hill** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Property Rehab Solutions, LLC, a Nevada limited liability company**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 3205 Lincoln Avenue, Nashville, TN 37218

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the northwesterly part of Lot No. 6 on the Plan of H.E. Simkins Division of the L.G. Curtis Lands, as of record in Book 547, Page 39, Register's Office for said county, described as follows:

Beginning at a point on the southerly side of Lincoln Avenue, 222 feet westerly from the southwest corner of said Lincoln Avenue and Alpine Avenue, said point being also 75 feet westerly from the northeast corner of a part of said Lot No. 6 conveyed to Robert W. Harper and wife, by deed from Ethel Harper Bryant, et al, of record in Book 2437, Page 310, said Register's Office; thence with the southerly side of said Lincoln Avenue, westerly 75 feet; thence southerly 172.5 feet to the northwest corner of a part of Lot No. 6 conveyed to Ethel Harper Bryant by deed from Robert W. Harper, et al, of record in Book 2437, Page 307, said Register's Office; thence with the northern boundary line of said Bryant property, easterly 75 feet; thence northerly 172 feet, more or less, to the beginning.

BEING the same property conveyed to Ernest L. Ewing, unmarried by Warranty Deed from John Frank Buie and wife, Gracie Sue Buie, dated 12/8/78 and recorded 12/14/78 in Book 5374, Page 971, Register's Office for Davidson County, Tennessee.

The said Ernest L. Ewing (aka Ernest Lee Ewing) died testate on April 29, 2019. His estate is being probated in Davidson County in Docket No. 19P-806. Due to disputes between two devisees, Kelleesa Ann Ewing and Ernest Lee Hill, attorney Peggy D. Mathes was appointed as Administrator of the Estate.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9 day of Dec., 2019.

GRANTOR:

Ernest Hill

Ernest Hill

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Washington)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ernest Hill** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of December, 2019.

Amanda Garland

NOTARY PUBLIC

My Commission Expires: 10/31/2020

AMANDA GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

STATE OF TENNESSEE)
COUNTY OF Washington)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Maria C. Hill
Affiant

SWORN TO and subscribed before me this 9th day of December, 2019.

Amanda Garland
NOTARY PUBLIC
My Commission Expires: 10/31/2020

AMANDA GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY