Karen Johnson Davidson County
Batch# 335023 DEEDWARR
12/26/2019 03:13:28 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20191226-0133376

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 191224008** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $324,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of December, 2019.<br><br>Notary Public<br>My Commission Expires: 3/7/23 |

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Theodore Z Wyman<br>1011 N 6th Street<br>Nashville TN 37207 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>082 04 0 131.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Felicia Hazlegrove and Clinton E Hazlegrove, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theodore Z Wyman,** unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Land in Davidson County, Tennessee, being Lot No. Southerly 33-1/3' of 143 on the Plan of Sharp & Crutcher's Addition, of record in Plat Book 57, Page 82, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 143 fronts 33-1/3 feet on the Easterly side of North Sixth Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Felicia Brooks, unmarried and Clinton E. Hazlegrove, unmarried by Warranty Deed from Pamela Marks Shulman, a married woman, recorded on the 20th day of October, 2014 in Instrument No. 20141020-0096358, in the Register's Office of Davidson County, Tennessee.

Felicia Brooks having since married and now known as Felicia Hazlegrove.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARP & CRUTCHER'S ADDITION, as recorded in Plat Book 57, Page(s) 82, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-C-19-1011

This is improved property located at 1011 N 6th Street Nashville TN 37207

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 20th day of December, 2019.

Felicia Hazlegrove

Clinton E Hazlegrove

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Felicia Hazlegrove and Clinton E Hazlegrove, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022