# WARRANTY DEED

Karen Johnson Davidson County
Batch# 544464 DEEDWARR
01/04/2021 11:23:27 AM 2 pgs
Fees: $13.00 Taxes: $1,285.75

20210104-0000425

Y-SB-CTN-20-1427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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) |
|---|---|---|
| **Emily Long Gateley and Stuart Patrick Gateley** | **New Owner** | |
| (NAME) **1427 Norvel Ave** | (NAME) | **061-16-0-281.00** |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) | |
| (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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HILLPOST HOLDINGS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY LONG GATELEY AND STUART PATRICK GATELEY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their 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 No. 22 on the Plan of Shadowlawn Subdivision of record in Plat Book 1130, Page 84, in the Register's Office for Davidson County, Tennessee,

Said Lot No. 22 fronts 60 feet on the northerly side of Norvel Avenue and runs back between parallel lines, 153.8 feet on the westerly line and 154.6 feet on the easterly line, to a rear line measuring 60 feet.

Being the same property conveyed to Roger Head and wife, Frances Head by Installment deed from Harry A. Childress and wife Mary F. Childress of record in Book 4531, page 202, Register's Office for Davidson County, Tennessee, dated August 12, 1971 and recorded on August 23, 1971.

Being the same property conveyed to Frances Head by Quit Claim deed from Judy Head Bright of record in Book 8109, page 740, Register's Office for Davidson County, Tennessee, dated May 12, 1990 and recorded on May 16, 1990.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Frances Head NKA Frances Adams, married of record in Instrument No. 20200515-0050745 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 15, 2020.

Being the same property conveyed to Richard Huber by Warranty deed from Music City Holdings, LLC a Texas limited liability company, its successors and/or assigns of record in Instrument No. 20200520-0052380 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 20, 2020.

Being the same property conveyed to HillPost Holdings, Inc., its successors and assigns by Quit Claim deed from Richard Huber of record in Instrument No. 20200723-0080977 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 23, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 84, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1358, Page 273, in the 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: **1427 Norvel Ave, Nashville, Tennessee 37216**.

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 29th DAY OF DECEMBER, 2020.

Hillpost Holdings, Inc.

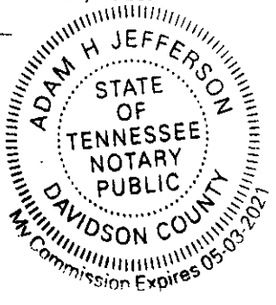
BY: _____
Richard Huber
Sole Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD HUBER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE SHAREHOLDER of HILLPOST HOLDINGS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE SHAREHOLDER.

Witness my hand and official seal, this the 29th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212