THIS INSTRUMENT PREPARED BY:
F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

BOOK 11385 PG. 359

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Robert S. Iler 910 Clearview Drive Nashville, TN 37205	The Community Bank 4205 Hillsboro Road Suite 101 Nashville, TN 37215	116-08-45

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ALMEDA CHARLTON HOOD, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT S. ILER and wife, SUZANNE S. ILER hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 67, 78 and 79 of the Clearview Subdivision, as of record in Plat Book 843, page 8, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Clearview Drive, 50 feet in width, at a corner common with the property of Gray Clark Stahlman, et ux, as of record in Book 10243, page 102, said Register's Office; Thence leaving the easterly right-of-way line of Clearview Drive, with the southerly property line of Gray Clark Stahlman, et ux, South 61 deg. 08 min. 36 sec. East, 199.55 feet to an existing iron rod in the westerly property line of Robert D. Millard, et ux, as of record in Book 8311, page 683, said Register's Office, and at a corner common with the property of Stephen R. Brooks, et ux, as of record in Book 7873, page 496, said Register's Office; Thence with the northerly property line of Stephen R. Brooks, et ux, South 78 deg. 20 min. 42 sec. West, 252.34 feet to an existing iron rod in the right-of-way return of the northerly right-of-way of Woodmont Circle, 60 feet in width, and the easterly right-of-way of Clearview Drive; Thence with said right-of-way return, with a curve to the right, along an arc length of 23.62 feet, the central angle of which is 45 deg. 06 min. 20 sec., the radius of which is 30.00 feet, the chord of which is North 06 deg. 52 min. 50 sec. East, 23.01 feet to an iron rod set in the easterly right-of-way line of Clearview Drive; Thence with the easterly right-of-way line of Clearview Drive, North 29 deg. 13 min. 20 sec East, 142.58 feet to the point of beginning, containg 17,013 square feet or 0.391 acres, more or less, according to a survey by R. Scott Cherry, RLS No. 1512, dated March 4, 1999.

Being the same property conveyed to Almeda Charlton Hood by deed from Harry M. lane and wife, Martha Mayo Lane, dated August 21, 1945, of record in Book 1341, page 656, Register's Office for Davidson County,

This is improved property known as 910 Clearview Drive, Nashville, Tennessee 37205.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, its successors and assigns, forever; and Grantor

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 7th day of March, 1999.

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Almeda Charlton Hood by Mary Janelle Hood Haseman, Guardian
ALMEDA CHARLTON HOOD

By: Mary Janelle Hood Haseman
MARY JANELLE HOOD HASEMAN,
GENERAL GUARDIAN

STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Janelle Hood Haseman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) as General Guardian of Almeda Charlton Hood, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Raleigh, North Carolina, this 7 day of March, 1999.

NOTARY PUBLIC

My Commission Expires: Jan. 12, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $213,500.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 1999.

Notary Public

My Commission Expires: 7-27-02

BOOK 11385 PG. 362

NORTH CAROLINA

WAKE COUNTY

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
98 SP 1962

IN THE MATTER OF)
ALMEDA CHARLTON HOOD,)
Incompetent.)

ORDER OF CONFIRMATION
OF PRIVATE SALE

Pursuant to the provisions of N.C. Gen. Stat. § 1-339.37, the undersigned Clerk of Superior Court of Wake County, North Carolina, based upon the facts set forth in the Report of Sale by Mary Janelle Hood Haseman, General Guardian of the Estate of Almeda Charlton Hood, dated the 26 day of January, 1999, and filed the ____ day of _____, 1999, finds the following:

1. The time period for an upset bid, provided under N.C. Gen. Stat. § 1-339.25, for the purchase of the real property located at 910 Clearview Drive, Nashville, Tennessee has expired; and

2. Pursuant to the provisions of N.C. Gen. Stat. § 1-339.37, the private sale of the above-referenced property, on the terms set forth in the Report of Sale, is confirmed.

This the 16th day of Feb., 1999.

Clerk of Superior Court

21840/430255-002

CERTIFIED TRUE COPY FROM ORIGINAL
Clerk of Superior Court, Wake County
By: _____
Assistant, Deputy, Clerk of Superior Court
Date: 3-5-99

99 MAR 16 AM 8:10
WAKE COUNTY, N.C.
REGISTER OF DEEDS

MAIL ENV.

05615 78

IDENTIF. & REFERENCE

820-95 BOOKCHECK 03/12 0101 03/03

BOOK 11385 PG. 363

NORTH CAROLINA

WAKE COUNTY

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
98 SP 1962

IN THE MATTER OF)
ALMEDA CHARLTON HOOD,)
Incompetent.)

REPORT OF PRIVATE SALE

By the authority of the Order of the Clerk of Superior Court of Wake County, North Carolina, dated the 19th day of November, 1998, Mary Janelle Hood Haseman, General Guardian of the Estate of Almeda Charlton Hood, has entered into an Offer to Purchase and Contract, in fee simple, for the real property located at 910 Clearview Drive, Nashville, Tennessee. The terms of said Offer to Purchase are as follows:

1. The purchaser is Suzanne Iler.

2. The purchase price is $213,500.

3. The closing date specified in the Offer to Purchase and Contract shall be on or before February 28, 1999.

4. Seller shall pay the real estate commission, and other expenses associated with selling the property from the proceeds of the sale.

5. A copy of the Offer to Purchase and Contract is attached hereto as Exhibit "A".

This the 26 day of January, 1999.

Mary Janelle Hood Haseman
MARY JANELLE HOOD HASEMAN,
General Guardian of the Estate of
Almeda Charlton Hood

Sworn to and subscribed before me
this 26th day of JANUARY,
1999.

Carole S. Scott
Notary Public

My Commission Expires: 6-25-2001.

(Notarial Seal)

CAROLE S. SCOTT NOTARY PUBLIC *** WAKE COUNTY, N.C.

218443/00255-002

CERTIFIED TRUE COPY FROM ORIGINAL
Clerk of Superior Court, Wake County
By: Charlotte Wright
Assistant Deputy Clerk of Superior Court
Date: 3-5-99

NORTH CAROLINA

WAKE COUNTY

IN THE MATTER OF:

ALMEDA CHARLTON HOOD,
Incompetent.

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK

98SP1962

ORDER

This matter, coming on and being heard before the undersigned, it appearing to the Court that Mary Janelle Hood Haseman is the duly qualified and acting General Guardian of the Estate of Almeda Charlton Hood, Incompetent.

And it further appearing that it is in the best interest of the ward that the ward's former personal residence at 910 Clearview Drive, Nashville, Davidson County, Tennessee be sold at private sale.

NOW, THEREFORE, IT IS ORDERED that Mary Janelle Hood Haseman, General Guardian of the Estate of Almeda Charlton Hood, is authorized to sell the ward's former personal residence at 910 Clearview Drive, Nashville, Davidson County, Tennessee by private sale.

This the 19th day of November, 1998.

Asst. ~~Deputy~~ Clerk of Superior Court,
Wake County, North Carolina

CERTIFIED TRUE COPY FROM ORIGINAL
Clerk of Superior Court, Wake County
By: _____
Assistant, ~~Deputy~~ Clerk of Superior Court
Date: 3-5-99

BOOK 11385 PG. 364

STATE OF NORTH CAROLINA

WAKE County

File No. 98-E-1957

Film No.

In The General Court Of Justice
Superior Court Division
Before The Clerk

IN THE MATTER OF THE ESTATE OF:

Name Of Ward

ALMEDA CHARLTON HOOD, INCOMPETENT

☒ *Incompetent Person* ☐ *Minor*

LETTERS OF APPOINTMENT GENERAL GUARDIAN

G.S. 35A-1203, 35A-1206, 35A-1251

The Court in the exercise of its jurisdiction for the appointment of guardians of incompetent persons and minors, and upon proper application, has appointed the person named below as General Guardian of the ward named above and has ordered that these Letters Of Appointment be issued.

The General Guardian is fully authorized and entitled under the laws of North Carolina to receive, manage and administer the property, estate and business affairs of the ward and to have the custody, care and control of the ward.

These Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Superior Court.

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Name And Address Of General Guardian

MARY JANELLE HOOD HASEMAN
2408 FERGUSON ROAD
RALEIGH, NORTH CAROLINA 27612

SEAL

Date Of Qualification SEPTEMBER 3, 1998

Clerk Of Superior Court JOHN M. KENNEDY

EX OFFICIO JUDGE OF PROBATE

Date Of Issuance SEPTEMBER 11, 1998

Signature

☒ *Deputy CSC* ☐ *Assistant CSC*

AOC-E-407, Side Two
New 5/88

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CONT CONT 0.00
CANT

213500.00
CON TX 789.95
PRFEE 1.00
WDEED 28.00
CFEE 2.00
TOTAL 820.95
CHECK 820.95

03/16/99 01 08:10 0001 9083

05611578

IDENTIF. # REFERENCE

99 MAR 16 AM 8:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438211