Davidson County DEEDWARR
Recvd: 07/19/01 11:03 3pgs
Fees:18.00 Taxes:640.10
20010719-0076578

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 6/5/05

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Hatchett	CTX Mortgage Company	102-11-68
(NAME)	(NAME)	
845 Brook Hollow Road	P.O. Box 199000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75219-9000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ESTATE OF KATHERYNE M. SPEIGHTS AND BRENDA LITTLE AND DAVID SPEIGHTS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANGELA HATCHETT,

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:

Being Lot No. 151 on the Plan of Horton Heights, Section VI, of record in Book 2133, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gasbard David Speights and wife, Kathryne M. Speights by deed from Sam W. Wilkerson and wife, Ernestine Wilkerson of record in Book 3369, Page 215, Register's Office for Davidson County, TN. The said Gasbard David Speights and Katheryne M. Speights both having since died. Gasbard David Speights having predeceased Kathryne M. Speights. The said Katheryne M. Speights having died intestate. Orders of Intestate Admintistration of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Dvision) Docket Number 00P-1407

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 845 Brook Hollow Road, Nashville, TN 37205
(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 our hands this 12th day of July, 2001.

Brenda Little, Individually

Estate of Katheryne M. Speights
By: Brenda Little
Brenda Little, Co-Administrator

S

Estate of Katheryne M. Speights
By
:

David Speights, Individually

David Speights, Co-Administrator

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brenda Little with whom I am personally acquainted, both as an individual and who upon her oath acknowledged herself to be the Co-Administrator of the Estate of Katheryne M. Speights, the within-named bargainor,, and that they as such Co-Administrator being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Brenda Little as such Co-Administrator.

Witness my hand and official seal at Brentwood , Tennessee this 12th day of July, 2001

Commission expires: Dec. 1, 2001

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Speights with whom I am personally acquainted, both as an individual and who upon his oath acknowledged himself to be the Co-Administrator of the Estate of Katheryne M. Speights, the within-named bargainor,, and that they as such Co-Administrator being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said David Speights as such Co-Administrator.

Witness my hand and official seal at _____ this 12th day of July, 2001

Commission expires:

Notary Public

S

David Speights, Individually

Estate of Katheryne M. Speights
By
David Speights, Co-Administrator

STATE OF ~~TENNESSEE~~

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brenda Little with whom I am personally acquainted, both as an individual and who upon her oath acknowledged herself to be the Co-Administrator of the Estate of Katheryne M. Speights, the within-named bargainor,, and that they as such Co-Administrator being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Brenda Little as such Co-Administrator.

Witness my hand and official seal at Brentwood , Tennessee this 12th day of July, 2001

Commission expires:

Notary Public

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Speights with whom I am personally acquainted, both as an individual and who upon his oath acknowledged himself to be the Co-Administrator of the Estate of Katheryne M. Speights, the within-named bargainor,, and that they as such Co-Administrator being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said David Speights as such Co-Administrator.

Witness my hand and official seal at New York, New York this ~~12th~~ 13th day of July, 2001

Commission expires: March 30, 2003

STUART V. BEERMAN Notary Public
Notary Public, State of New York
No. 30-0221725
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires March 30, 2003