WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/02 09:04 2pgs
Fees:13.00 Taxes:591.63

20020806-0094188

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Asociates, LLC, 1095 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-2958

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wood Chief Investments, LLC	Wood Chief Investments, LLC	193-10-0-037.00
(NAME)	(NAME)	
3814 Cleghorn Avenue	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, The Estate of Dorothy Vivian Hertenstein, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wood Chief Investments, LLC, 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. 36, in Section 4, Brookside Courts Addition No. 4, a plat of which is of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being all of that same property conveyed to R. Adele Hertenstein and Dorothy V. Hertenstein by deed from John U. Wilson and wife, Louise Wilson of record in Book 2197, Page 577, said Register's Office. R. Adele Hertenstein a/k/a Ruby Adele Hertenstein died a resident of Davidson County, Tennessee on July 30, 2001 leaving as her sole heir at law Dorothy V. Hertenstein a/k/a Dorothy Vivian Hertenstein, as evidenced by Affadavits of Heirship being recorded immediately preceding and simultaneously with this instrument. Dorothy V. Hertenstein a/k/a Dorothy Vivian Hertenstein died a resident of Davidson County, Tennessee on February 16, 2002 leaving a Last Will and Testament duly filed in the Probate Court Clerks Office for Davidson County, Tennessee in Will Book 3549, page 654306, Docket #02P-346. John P. Casey executes this instrument pursuant to those powers vested him under the Last Will and Testament of Dorothy Vivian Hertenstein.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 706 Canebrake Drive, Nashville, TN 37209

(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 my hand this 31st day of July, 2002.

The Estate of Dorothy Vivian Hertenstein

By:

John P. Casey, Executor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Estate of Dorothy Vivian Hertenstein the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2002.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John P. Casey with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Executor of The Estate of Dorothy Vivian Hertenstein the within named bargainor and that he/she as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of theBargainor, by the said John P. Casey as such Executor .

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of July, 2002.

Notary Public

My Commission Expires: 12-29-05

KAREN L. TROSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Asociates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027