(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/06 11:05 2 pgs
Fees:13.00 Taxes:490.25

20060223-0021183

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/21/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert Dwane Hester	SAME	042-07-0-067.00
(NAME)	(NAME)	
1015 Old Stage Rd.		
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055		
(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, Brownie Faye Grimes, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hubert Dwane Hester, and wife, Lola Ann Hester, 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. **13** on the plan of Section One, Morning View Subdivision, of record in Book 2133, page 95, Register's Office for said County,

Said Lot No. 13 fronts 110 feet on the easterly margin of Graycroft Avenue and extends back 339.41 feet on the northerly line and 350.56 feet on the southerly line to a dead line in the rear, measuring 137 feet thereon.

Being the same property conveyed to Brownie Faye Grimes from Margaret B. Owens by Warranty deed of record in Book 5024, page 389, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) Subject to all matters of record in Plat Book 2133, page 95, Register's Office for Davidson County, Tennessee. (2) Subject to sewer easement and agreement of record in Book 6297, page 90, said Register's Office. (3) 2006 Taxes, a lien not yet due and payable. Said Taxes are hereby prorated with grantor paying said pro rata part to grantee who will be responsible for the payment of said taxes when due and payable.

unimproved ☐

This is improved ☒ property, known as 608 North Graycroft, Madison, TN 37115

(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 17th day of February, 2006.

Brownie Faye Grimes

Brownie Faye Grimes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Brownie Faye Grimes, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of February, 2006.

Commission expires: 1/21/2007

Notary Public

L. HOPKINS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN