WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 10:52 3 pgs
Fees:18.00 Taxes:120.25
20070703-0079325

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Pillow	SAME	081-01-0-016.00
(NAME)	(NAME)	
3103 Esther Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(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, Ruth M. Hutchinson and James Gross and Charles Hutchinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Pillow,* 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:

*married

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3103 Esther Ave., Nashville, TN 37218
(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 15th day of June, 2007.

Charles Hutchinson

Ruth M. Hutchinson

James Gross

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ruth M. Hutchinson, ~~Katherine Cross and Charles Hutchinson~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2007.

Commission expires: 01/23/2010

Notary Public

RETA PORTER STATE OF TENNESSEE NOTARY PUBLIC

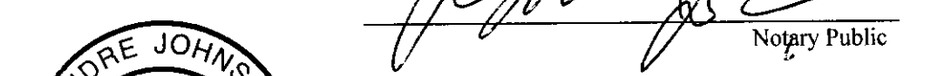
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Gross and Charles Hutchinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2007.

Commission expires:



Notary Public



File No.: 104104

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE MAP OF NEWTON CANNON'S SUBDIVISION OF BLOCK 4, OF G. T. SHEEGOG SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE OF A MORE COMPLETE DESCRIPTION. SAID LOT NO. 8 FRONTS 80 FEET ON THE SOUTHERLY SIDE OF ESTHER AVENUE, AND EXTENDS BACK 216 FEET 9 INCHES ON THE WESTERLY LINE AND 225 FEET 10 INCHES ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LILLIE MAE LEWIS, UNMARRIED BY DEED FROM MARVIN L. DUKE AND WIFE, ZENIA DUKE OF RECORD IN BOOK 4539, PAGE 19, DATED SEPTEMBER 22, 1971, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID LILLIE MAE LEWIS HAVING SINCE DIED LEAVING RUTH M. HUTCHINSON, KATHERINE GROSS AND CHARLES HUTCHINSON, AS HER ONLY HEIRS AT LAW AS EVIDENCE BY HEIRSHIP AFFIDAVIT OF RECORD AS INSTRUMENT NO. 20020619-0074242, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY FURTHER CONVEYED TO RUTH M. HUTCHINSON, KATHERINE GROSS AND CHARLES HUTCHINSON, AS JOINT TENANTS BY DEED OF RECORD AS INSTRUMENT NO. 20020619-0074242, DATED JUNE 19, 2002, SAID REGISTER'S OFFICE.

THE SAID KATHERINE GROSS HAVING SINCE DIED, WITH HER ESTATE BEING OF RECORD IN DOCKET NO. 06P1723 OF THE DAVIDSON COUNTY TENNESSEE PROBATE COURT. THE LAST WILL AND TESTAMENT OF THE SAID KATHERINE GROSS LEAVES HER REAL PROPERTY TO RUTH M HUTCHINSON, CHARLES HUTCHINSON AND JAMES GROSS IN EQUAL SHARE AND SHARE ALIKE.