2.15

File No. 20080177

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2008. Notary Public MY COMMISSION EXPIRES: . (AFFIX SEAL)

DEBBIE A. READWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires May 12, 2009

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel F. Bean	Noel F. Bean	43-13-305
(NAME)	(NAME)	
212 Hickory Street	212 Hickory Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Faye Imogene Little, sole heir at law of Richard McRae Little, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noel F. Bean and Cynthia V. Frazier, 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:

Land in Davidson County, Tennessee, being Lots No. 37 and 38, Block "D", on the Final Plan of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 37 and 38 adjoin and front together 100 feet on the South side of Hickory Street (formerly known as Oak Street) and run back on the easterly line 141.5 feet and on the westerly line 153 feet to a dead line on which they measure 100 feet thereon.

Being the same property conveyed to Richard M. Little, an unmarried person by deed from Charles Edward Arrington, Willie May Arrington Potter, Jerry Leon Arrington and Caroline Arrington Coffee, as the sole heirs at law of Myrtle Arrington, dated March 3, 1995 and recorded on March 6, 1995 in Record Book 9611, page 911, Register's Office, Davidson County, Tennessee.

Richard M. Little having since died intestate, April 30, 2008, leaving his mother, Faye Imogene Little, as the sole heir of Richard M. Little per Affidavit of Heirship of record as Instrument Number 20080514-0049450 and Instrument Number 20080514-004951, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1129, page 521, and in Book 1725, page 77, said Register's Office; easements and setback lines as set forth on the above plan of record.

unimproved ☐

This is improved ☒ property, known as 212 Hickory Street, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 08/07/08 10:44 2 pgs
Fees:13.00 Taxes:214.60

20080807-0081450

File No. 20080177

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 1st day of August, 2008.

Faye Imogene Little

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 1st day of August, 2008.

Commission expires:

Notary Public

