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Realty Title Box484

Davidson County DEEDWARR
Recvd: 10/23/08 10:31 3 pgs
Fees:18.00 Taxes:1017.50

20081023-0106079

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2008.

Notary Public
My commission expires: 7-24-2010

03-0809-35609

Address of New Owner:	Send Tax Bills to:	Tax Information
5789 Mango Cay Holdings, LLC 2994 Rice Street St. Paul, MN 55113	New Owner	117-12-0-067

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harry Joe Hibbett, William Hibbett, III, Margaret Louise Jamison, Melinda J. Gibbs, and Catherine Miller, Devisees under Last Will and Testament of J. B. Hibbett, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to 5789 Mango Cay Holdings, LLC, hereinafter called the Grantees, their successors 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 Lot No. 6, of Block "C" on the Plan of Galecrest Subdivision No. 2, of record in Book 974, Page 20, Register's Office for said County.

Said Lot No. 6 fronts 75 feet 2 inches on the northerly side of Woodmont Avenue and runs back between lines 203 feet on the easterly line and 200 feet on the westerly line to a dead line and measures 75 feet thereon.

Being part of the same property conveyed to J. B. Hibbett, a single man by quitclaim deed from William M. Hibbett and wife, Beulah Louise Hibbett, dated 12/27/76, recorded 12/27/76, in Book 5100, Page 465, Register's Office for Davidson County, Tennessee. J.B. Hibbett having since died. By Last Will and Testament of J. B. Hibbett, of record as Docket No. 08P-1491, Probate Court of Davidson County, Tennessee, subject property was devised to Harry Joe Hibbett, William Hibbett, III, Margaret Louise Jamison, Melinda J. Gibbs and Catherine Miller. J. B. Hibbett and Jessee Benjiman Hibbett being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1490 Woodmont Blvd., Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of October, 2008.

Harry Joe Hibbett, Devisee under the Last Will and Testament of J. B. Hibbett, deceased

William Hibbett, III, Devisee under the Last Will and Testament of J. B. Hibbett, deceased

Margaret Louise ~~James~~ Jamison, Devisee under The Last Will and Testament of J. B. Hibbett, deceased

Melinda J. Gibbs, Devisee under the Last Will and Testament of J. B. Hibbett, deceased

Catherine Miller, Devisee under The Last Will and Testament of J. B Hibbett, deceased

~~Peggy D. Mathes, Executrix of the Estate of Jessee Benjiman Hibbett, deceased~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harry Joe Hibbett, Devisee under the Last Will and Testament of J. B. Hibbett, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of October, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Hibbett, III, Devisee under the Last Will and Testament of J. B. Hibbett, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of October, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Louise Jamison, Devisee under the Last Will and Testament of J. B. Hibbett, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of October, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melinda J. Gibbs, Devisee under the Last Will and Testament of J. B. Hibbett, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of October, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine Miller, Devisee under the Last Will and Testament of J. B. Hibbett, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of October, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN