RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda M. Duck	**SunTrust Mortgage, Inc.**	**142-05-A-120CO**
(NAME)	(NAME)	
526 Plantation Court	**401 Commerce St.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/06/09 11:29 2 pgs
Fees:13.00 Taxes:525.40

20090306-0020228

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, **Jean Hight Hepper, Judy Hight Robnett, Nancy Hight Sanders, John Phillip Hight the sole devisees under the Last Will and Testament of Betty Jane Robinson Hight,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda M. Duck, unmarried**, 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 Unit T-6 together with the carport designated No. T-6-C on the plan of Section 2, River Plantation Condominium Apartments of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Section 2, River Plantation, a Horizontal Property Regime established by Master Deed of Record in Book 4661, page 334, Amended in Book 4691, page 906; Book 6354, page 676; Book 6436, page 389, Said Register's Office.

Being the same property conveyed to John Hight and wife, Betty R. Hight by deed from Lawson D. Maury, Jr., an unmarried person of record in Instrument No. 20020619-0074227, Register's Office for Davidson County, Tennessee. John Hight a/k/a John Chester Hight died on November 1, 2004. He was survived by his wife, Betty R. Hight a/k/a Betty Jane Robinson Hight who subsequently died on November 18, 2008 leaving a Last Will and Testament that was admitted to probate in the Davidson County, Tennessee Probate Court under case number 08P-1934. Pursuant to Article Five of the aforesaid Last Will, all of the decedent's real property including the parcel hereinabove described was devised in equal shares to her four children. Jean Hight Hepper, Judy Hight Robnett, Nancy Hight Sanders and John Philip Hight, the Grantors named in this Warranty Deed.

unimproved ☐

This is improved ☒ property, known as **526 Plantation Court, Nashville, TN 37221**

(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 5th day of March, 2009.

Judy Hight Robnett, Grantor
Judy Hight Robnett, Grantor

Jean Hight Hepper, Grantor
Jean Hight Hepper, Grantor

Nancy Hight Sanders, Grantor
Nancy Hight Sanders, Grantor

John Phillip Hight, Grantor
John Phillip Hight, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Hight Hepper, Judy Hight Robnett, Nancy Hight Sanders and John Philip Hight, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF MARCH, 2009.

Commission expires:

Notary Public



My Commission Expires JULY 5, 2011