WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9813

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen B. Hughes	**Stephen B. Hughes**	**Map & Parcel #**
(NAME) 803 Countrywood Drive	(NAME) 1013 Burchwood Avenue	072-09-0-096.00
(ADDRESS) Franklin, TN 37064	(ADDRESS) Nashville, TN 37216	
(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, The Ethel Haskins Estate, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen B. Hughes, 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, and Being Lot No. 26, and the West 10 feet of Lot No. 27, as shown on plat and survey of same appearing of record in Book 547, page 183, Register's Office for Rutherford County, Tennessee, to which plat reference is herein made for a more complete and accurate description of said lot.

Being the same property conveyed to Ethel Haskins, now deceased, by deed dated August 25, 1993, from Bertha M. Hall and Windell B. Hall, as shown of record in Book 9057, page 658, Register's Office for Davidson County, Tennessee. Ethel Haskins died Testate on July 12, 2008, vesting her Estate, Samuel Lee Bragg, Executor, with the authority to sell said real property, by Last Will and Testament, of record at Docket #08P1164, of the Seventh Circuit Court Probate Division.

This conveyance is subject to right-of-way easements as shown of record in Book 7778, page 255 and Book 4236, page 759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 1013 Burchwood Avenue, Nashville, TN 37216

(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 30th day of October, 2009.

The Ethel Haskins Estate

By: Samuel Lee Bragg

Samuel Lee Bragg, Executor

EXECUTOR of Estate of Ethel Haskins

BILL GARRETT, Davidson County
Trans: T20090074371 DEEDWARR
Recvd: 11/02/09 11:26 2 pgs
Fees: 13.00 Taxes: 305.25

20091102-0100862

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel Lee Bragg, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of the Estate of Ethel Haskins, the within named bargainor, and that he as such Executor, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing his name as Executor of the Estate of Ethel Haskins.

Witness my hand and official seal at Murfreesboro, Tennessee this 30th day of October, 2009.

Commission expires: 2/21/2011

Notary Public

