B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090078539 DEEDWARR
Recvd: 11/18/09 14:12 2 pgs
Fees:13.00 Taxes:710.03
20091118-0106244

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $191,900.00.

Affiant

Subscribed and sworn to me on November 17, 2009.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24133SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Markeesha L. Rucker 3317 William Bailey Drive Nashville, TN 37207	SAME AS NEW OWNER	59-15-A-085.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William E. Hegwood, Sr. and wife, Geraldine Hegwood, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Markeesha L. Rucker, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Chateau Valley, Phase III, of record as Instrument No. 20001103-0109136 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to William E. Hegwood, Sr. and wife, Geraldine J. Hegwood, by Deed dated August 4, 2003, from Cumberland Builders, Inc., of record as Instrument No. 20030806-0112194 in the Register's Office for Davidson County, Tennessee. The said William E. Hegwood, Sr., and William Hegwood are one and the same person. The said Geraldine J. Hegwood and Geraldine Hegwood are one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to all matters shown on Plan of record as Instrument No. 20001103-0109136 in the Register's Office for Davidson County, Tennessee.

4. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7835, page 86, made applicable to subject land by Instrument No. 20011012-0111713 in said Register's Office.
5. Quitclaim Deed to Chateau Valley Homeowners' Association for Open Spaces of record as Instrument No. 20060405-0039304 in said Register's Office.

This property is also known as improved property located at 3317 William Bailey Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on November 17, 2009.

William E. Hegwood, Sr.
William E. Hegwood, Sr. by Ter
By: Terri Hollandsworth
Attorney-In-Fact atty-in-fact

Geraldine J. Hegwood
Geraldine J. Hegwood by Ter
By: Terri Hollandsworth
Attorney-In-Fact atty-in-fact

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 Terri Hollandsworth, 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 on behalf of William Hegwood and Geraldine Hegwood, as their Attorney in Fact, as the free act and deed of the within named William Hegwood and Geraldine Hegwood.

Witness my hand and official seal this 13th day of November 2009.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE