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BILL GARRETT, Davidson County
Trans:T20090082864 DEEDWARR
Recvd: 12/08/09 10:09 2 pgs
Fees:13.00 Taxes:129.50
20091208-0112161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,000.00**

Duchess M. Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF NOVEMBER, 2009.**

Notary Public

MY COMMISSION EXPIRES: **May 6,2013.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duchess M. Gray	**SAME**	**07004001400**
(NAME)	(NAME)	
616 Pierpoint Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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, **George T.T. Hughes, Jr. and Anita Lillian Hughes**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duchess M. Gray, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), 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, as follows:

BEING Lot No. 31 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee. Said Lot No. 31 fronts 91 feet on the northw esterly side of Francis Street and runs back 152.3 feet on the southwesterly line and 180 feet on the northeasterly line to a dead line in the rear, measuring 111 feet thereon.

A life estate was granted to George T.T. Hughes, Sr. and wife, Jessie G. Hugh es, with the right to occupy and use said property as their own during their lifetime. The said George T.T. Hughes, Sr., and Jessie G. Hughes are now both deceased.

BEING the same property conveyed to George T.T. Hughes, Jr. and Anita Lillian Hughes By Deed from Walter S. Davis and wife Ivanetta H. Davis, of record in Book 5105, Page 349, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **616 Pierpoint Drive, Nashville, TN**
(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 **20th day of November, 2009**.

Anita Lillian Hughes

Anita Lillian Hughes

George T.T. Hughes, Jr.

George T.T. Hughes, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Anita Lillian Hughes** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she exe cuted the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **20th day of November, 2009**.

Commission expires: **May 6, 2013.**

I. Dyke Tatum Notary Public

STATE OF Ohio

COUNTY OF Hamilton

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **George T.T. Hughes, Jr.** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Cincinnati, Ohio this 24th **day of November, 2009**.

Commission expires: 3-16-11

Notary Public

JACOB KESSLER
Notary Public State of Ohio
My Commission Expires 03-16-11