WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: March 08, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY STATE TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory, Atty. THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy L Pugh	Billy L Pugh	133020322000
(NAME)	(NAME)	
1218 Coarsey Drive	1218 Coarsey Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, SONJA (KING) STOVER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy L. Pugh and wife, Carol A. Pugh, , 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 Lot No. 45 on the Plan of Nolen Heights, as of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet on the northerly side of McCall Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mary Alice Turner and Norma Jean Padgett, as Tenants in Common with right of Survivorship from Michael F. Mondelli, Trustee by Quit Claim Deed recorded in Book 6620, Page 675, Register's Office for Davidson County, Tennessee. The said Mary Alice Turner having died on May. 30, 1998 and the said Norma Jean Padgett having since died on May 1, 2008. See Last Will and Testament of Norma Jean Padgett in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Case No. 08P-102. Further, see Order of said Court entered March 26, 2010 and Amended Order of said Court entered April 1, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF NOLEN HEIGHTS OF RECORD IN BOOK 332, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3108 McCall Street, Nashville, TN 37211

(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 8th day of April, 2010.

ESTATE OF NORMA JEAN PADGETT, deceased

BY: Sonja King Stover, executrix
SONJA (KING) STOVER, EXECUTRIX

BILL GARRETT, Davidson County
Trans:T20100021071 DEEDWARR
Recvd: 04/09/10 11:27 2 pgs
Fees:13.00 Taxes:168.35

20100409-0026911

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Sonja (King) Stover, as Executrix of the Estate of Norma J. Padgett, deceased, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 8th day of April, 2010.

Notary Public

My commission expires: 3/03/2014