BILL GARRETT, Davidson County
Trans:T20100049693 DEEDWARR
Recvd: 08/11/10 09:45 3 pgs
Fees:18.00 Taxes:477.30

20100811-0063381

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $129,000.00 (One Hundred Twenty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 2nd day of August, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires AUG. 23, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
W. Randall Sexton 444 Thunderbird Court Nashville, Tennessee 37209	W. Randall Sexton 444 Thunderbird Court, Nashville, Tennessee 37209	090160 28400

WARRANTY DEED

FOR AND IN 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, I/WE, **ESTATE OF JOSEPH G HILDEBRAND, Vickie Jean Catignani, Executrix, and the Heirs at Law of Joseph G. Hildebrand,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **W. RANDALL SEXTON, 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 540 on the Map of Charlotte Park, Section Eight, of record in Book 2900, page 45 and 46, Register's Office for said County.Said Lot No. 540 is described as follows:Beginning at a point in the easterly margin of Thunderbird Court, common corner of Lots Nos. 540 and 541; thence easterly with the line between said two lots, 117.0 feet to a point; thence North 42Â° 15' West, 12.9 feet; thence North 49Â° 43' West, 131.8 feet to a point; thence southwesterly 63.2 feet to a point; thence 4.7 feet to a point; thence southerly 36.5 feet around a slight curve to a point in the easterly margin of Thunderbird Court; thence with margin of said court 44.0 feet to a point, and around a curve, 35.6 feet; and around a reverse curve 25.0 feet to the point of beginning.

Being the same property conveyed to Joseph G. Hildebrand and wife, Josephine M. Hildebrand, by deed from M. M. Coleman, et al of record in Book 3130, page 209, said Register's Office. The said Josephine M. Hildebrand having predeceased Joseph G. Hildebrand. The will of Joseph G. Hildebrand is probated and of record in 10P28 Probate Court for Davidson County, Tennessee.Pursaunt to the Last Will and Testament of Joseph G. Hildebrand the subject property being left to his Heirs at Law, Robert Hildebrand, Michael Catignani, Vickie Catignani, Mary Jo Bender, Pat Catignani, Jackie Catignani, Mary Margaret Catignani, Danny Catignani, Margaret Joe Bailes, Joyce Ann Allen, Cindy Catignani, Patty Catignani Dennison, Joey Catignani, Terry Catignani, Bernie Boyd and Fran Catignani, which join in this conveyance.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **444 THUNDERBIRD COURT** **Nashville, TN 37209**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 201(

WITNESS, this 30th day of July, 2010

Estate of Joseph G Hildenbrand
By: Vickie Jean Catignani, Executrix

Margaret Joe Bailes

Robert Hildebrand

Joyce Ann Allen

Michael Catignani

Cindy Catignani

Vickie Catignani

Patty Catignani Dennison

Mary Jo Bender

Joey Catignani

Pat Catignani

Terry Catignani

Jackie Coleridge

Bernie Boyd

Mary Margaret Catignani

Frank Catignani

Danny Catignani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Vickie Jean Catignani, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Joseph G. Hildebrand, and is authorized by the The Last Will and Testament of Joseph G. Hildrebrand, to execute this instrument as Executrix.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of July, 2010.

Carol White
Notary Public

My Commission Expires:

2-18-2014

CAROL WHITE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

LTSR Number:

GTE File: 20100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of July, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Margaret Joe Bailes, Robert Hildebrand, Joyce Ann Allen, Michael Catignani, Cindy Catignani, Vicki Catignani, Patty Catignani Dennison, May Joe Bender, Joey Catignani, Pat Catignani, Terry Catignani, Jackie Coleridge, Bernie Boyd, Mary Margaret Catignani, Frank Catignani, Danny Catignani**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of July, 2010.

Carol White
Notary Public

Commission Expires: 2-18-2014

