WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100073309 DEEDWARR
Recvd: 11/18/10 13:39 2 pgs
Fees:13.00 Taxes:462.50

20101118-0092449

P1010-363P

STATE OF: TENNESSEE
COUNTY OF: DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATOR, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-8-2013
(AFFIX SEAL)

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
PREFERRED ESCROW & TITLE, LLC
5900 WALDEN DRIVE, SUITE 103, KNOXVILLE, TN 37919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUIS A. MORA, ET UX	DOVER MORTGAGE COMPANY	01514004900
(NAME)	(NAME)	
7604 GERALD DRIVE	7604 GERAL DRIVE	
(ADDRESS)	(ADDRESS)	
JOELTON TN 37080	JOELTON, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VAULUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
EVA J. PULLEY, EXECUTRIX OF THE ESTATE OF RUBY L. HEDGECOTH

HEREAFTER CALLED THE GRANTORS, HAVE BARGAINED SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
LUIS A. MORA and MARIA J. AMAYA, HUSBAND AND WIFE

HEREAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED and being in the County of Davidson, State of Tennessee, to wit:

Lot 5, William Hills Subdivision, Section 2, as shown on plat of record in Plat Book 4460, Page 62 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME property conveyed to RUBY HEDGECOTH by Special Warranty Deed dated 06/25/08 and filed for record 07/03/08 in Instrument No. 200807030068957, in the Register's Office for Davidson County, Tennessee. The said RUBY HEDGECOTH died testate on or about 11/04/09, a copy of her will filed in Will Book 10P25, Page 1610, Docket Number 10P25 in the Chancery Court for Davidson County, Tennessee. Said will of RUBY HEDGECOTH in Item VI section B makes all real property owned at the time of her death a part of her probate estate and therefore vest said property to EVA J. PULLEY EXECUTRIX FOR THE ESTATE OF RUBY L. HEDGECOTH.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

UNIMPROVED ( )
THIS IS IMPROVED PROPERTY (X), KNOWN AS 7604 GERALD DRIVE, JOELTON, TN 37080

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/our hand this 9TH day of NOVEMBER, 2010.

Eva J. Pulley, executrix of the estate of Ruby L. Hedgecoth

EVA J. PULLEY, EXECUTRIX OF THE ESTATE OF RUBY L. HEDGECOTH

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 **EVA J. PULLEY, EXECUTRIX OF THE ESTATE OF RUBY L. HEDGECOTH** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at DAVIDSON County, Tennessee, this 9TH day of NOVEMBER, 2010.

Notary Public –

My Commission Expires: 7-8-2013

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY