BILL GARRETT, Davidson County
Trans:T20100078248 DEEDWARR
Recvd: 12/13/10 10:36 2 pgs
Fees:13.00 Taxes:1017.13

20101213-0098922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $274,900.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2010.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
1812 Warfield LLC	**New Owner**	131-3-13.00
1812 Warfield Drive	**PO Box 150206**	
Nashville, TN 37215	**Nashville TN 37215**	

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 ACKNOWLEDGE, WE,

Estate of Grace Marie Hutcherson Eckel by Sheila G. Hickman, Executrix for the Estate of Grace Marie Hutcherson Eckel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1812 Warfield LLC

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:

Being part of the North 10 feet of Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, Pages 118 and 119, and being shown as a 10-foot strip on the Plan of Colonial Heights, as of record in Book 1130, Page 102, and a part of Lot No. 5 on the Plan of the Subdivision of the Phoebe Nicholson Heirs' Property as of record in Minute Book "J", Page 293, of the Chancery Court of said County, and described as follows:

Beginning at a point in the North margin of Warfield Drive, at an iron pin 441, ft. 11 inches West of the Northwest corner of said Drive and Lone Oak Road; thence Northwardly parallel to said Lone Oak Road, 215 feet to an iron pin; thence Westwardly parallel to the North margin of Warfield Drive, 67 feet to an iron pin; thence Southwardly 215 feet to an iron pin in the North margin of Warfield Drive; thence with the margin of said Drive, Eastwardly 67 feet to the point of beginning.

Being the same property conveyed by Probate as recorded in Docket No. 10P897; Warranty Deed from Anne M. O'Neill to Grace M. Hutcherson and Margaret S. Hutcherson, as joint tenants, with the right of survivorship as recorded on the 9th day of August, 1965 in Book 3921, Page 322 and Deed from Grace M. Hutcherson, now Eckel, and Margaret S. Hutcherson to L.M. Nelson, Trustee as recorded on the 4th day of August, 1972 in Book 4624, Page 921, in the Register's Office of Davidson County, Tennessee. Grace Marie Eckel and Grace Marie Hutcherson Eckel are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 1812 Warfield Drive, Nashville, TN 37215.

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 in 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(s) this 10th day of December, 2010.

Sheila G. Hickman, Executrix
For the estate of Grace Marie Hutcherson Eckel

Sheila G. Hickman, Executrix for the
Estate of Grace Marie Hutcherson Eckel

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Sheila G. Hickman, Executrix for the Estate of Grace Marie Hutcherson Eckel , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2010.

_____
Notary Public

My Commission Expires _____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013