(1)

BILL GARRETT, Davidson County
Trans:T20110009066 DEEDWARR
Recvd: 02/14/11 09:08 2 pgs
Fees:13.00 Taxes:799.20
20110214-0012317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2011.

Notary Public

My commission expires: 6-19-12

Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Little Properties of TN, Inc.	Same As New Owner	15807001000
1813 Kingsbury Drive		
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,

Rebecca Lopez Hackett, sole heir and beneficiary

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

Little Properties of TN, Inc.

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 Lot No. 571 on the Plan of Hillsboro Park, Section 10, as of record in Book 2900, Page 73, Register's Office for said County.

Said Lot No. 571 fronts 199 feet on the Westerly side of Kingsbury Drive and extends back 888 feet on the Northerly line and 883.2 feet on the Southerly line to a dead line, which is a twice broken line, measuring 250 feet thereon.

Being the same property conveyed to Leonard Lopez and wife, Robbie A. Lopez by Warranty Deed from Dan R. King and wife, Dorothy T. King, recorded on the 18th day of March, 1982 in Deed Book 5863, Page 332, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rebecca Lopez Hackett, the sole heir and beneficiary under the probated will, by Quitclaim Deed from Rebecca Lopez Hackett, the duly appointed Personal Representative of the Estate of Robbie A. Lopez, deceased, which estate was administered in the Probate Court of Williamson County, Tennessee, Docket No. P-095364, and closed on August 5, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2900, Page 73, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1813 Kingsbury 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 February, 2011.

Rebecca Lopez Hackett

Rebecca Lopez Hackett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Rebecca Lopez Hackett , 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 February, 2011.

Notary Public

My Commission Expires:

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