WARRANTY DEED

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Jeffery Keith Hutcherson Exec
Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2011.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 11-5-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Hood	SunTrust Mortgage, Inc.	161-10-0-020.00
(NAME)	(NAME)	
599 Huntington Parkway	401 Commerce Street, Ste 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110019000 DEEDWARR
Recvd: 04/01/11 09:02 2 pgs
Fees:13.00 Taxes:525.40
20110401-0024985

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffery Keith Hutcherson, Executor of the Estate of Dottie Jo Megibben**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eric Hood, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 97, on the Plan of, Section One, Huntington Park, as shown by plat appearing of record in Plat Book 4175, Page 10, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles K. Megibben and wife, Dottie J. Megibben by Deed dated June 9, 1986, from Robert L. Poor and wife, Kay Y. Poor of record in Book 6891, Page 857, Register's Office for said County. The said Charles K. Megibben has since died on March 2, 2010, making Dottie Joe Megibben the surviving tenant by entireties. The said Dottie Joe Megibben has since died testate on July 28, 2010, and by virtue of The Last Will and Testament of Dottie Joe Megibben submitted with Petition to Probate of record in Docket No. 10P-1300, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Estate of Dottie Jo Megibben has since been declared insolvent and by Order Ratifying Contract for Sale of Real Estate, authority to convey and sell the herein described property, was given to Jeffery Keith Hutcherson, as Executor of The Estate of Dottie Jo Megibben.

Taxes for the year 2011, and subsequent years, a lien not yet due and payable. TAX ID# 161-10-0-020.00

Subject to all matters as set forth on the plat of record in Plat Book 4175, Page 10, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4225, Page 778, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 599 Huntington Parkway, 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 GRANTEE(S), their heirs and/or 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/or 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 29th day of March, 2011.

JEFFERY KEITH HUTCHERSON, EXECUTOR OF THE
ESTATE OF DOTTIE JO MEGIBBEN

Jeffery Keith Hutcherson, Executor
Jeffery Keith Hutcherson
Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery Keith Hutcherson, the executor for the Estate of Dottie Jo Megibben, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th Day of March, 2011.

My Commission Expires: 11.5.2012

Lissa Groom
Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122