BILL GARRETT, Davidson County
Trans:T20110040421 DEEDWARR
Recvd: 07/06/11 11:28 2 pgs
Fees:13.00 Taxes:1461.50

20110706-0051653

WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERA[illegible]
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th
day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

N CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne M. Lineberger	New Owner	11514002100
(NAME)	(NAME)	
511 Neilwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP	(CITY) (STATE) (ZIP	

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, **Paul A. Hughes, Jr., Sara J. Hughes and Judith H. Schomber**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anne M. Lineberger**, 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:

Land in Davidson County, Tennessee, being Lot No. 722 on the Plan of West Meade Farms, Inc., Section VII, of record in Book 2331, page 13, Register's Office for said County.

Said lot fronts 138 feet on the southwesterly side of Neilwood Drive and runs back 542.2 feet on the northwesterly line and 463.5 feet on the southeasterly line, to a dead line, measuring 161 feet thereon.

BEING the same property conveyed to Paul A. Hughes and wife, Sara Y. Hughes, by deed from John A. Ramsey, Jr. and R. H. Daugherty dated 9/22/60 of record in Book 3132, Page 117, Register's Office of Davidson County, Tennessee. Paul A. Hughes predeceased Sara Y. Hughes leaving her as surviving tenant by the entirety. Sara Y. Hughes died testate on 11/29/10 and by Last Will and Testament of Sara Y. Hughes admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 10-1830, the herein described property was devised to Sara J. Hughes. Sara J. Hughes disclaimed a one-half undivided interest in said property by Partial Disclaimer filed in said probate proceeding. By terms of the said Last Will and Testament of Sara Y. Hughes, the one-half undivided interest in subject property disclaimed by Sara J. Hughes passed to Paul A. Hughes, Jr. and Judith H. Schomber. Further reference made to Executor's Quitclaim Deed dated 6/20/11 of record in Instrument No. 201106220048042, Register's Office of Davidson County, Tennessee, wherein Sara J. Hughes, Executor of the Estate of Sara Y. Hughes, conveyed the within described property to Sara J. Hughes, a one-half (1/2) undivided interest, Paul A. Hughes, Jr., a one-fourth (1/4) undivided interest, and Judith H. Schomber, a one-fourth (1/4) undivided interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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, has 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 our hands this **24th** day of **June, 2011**

Paul A. Hughes, Jr.
By W. Warner McNeilly, III, Attorney in Fact

Sara J. Hughes
By W. Warner McNeilly, III, Attorney in Fact

Judith H. Schomber
By W. Warner McNeilly, III, Attorney in Fact

State of Tennessee
County of Davidson

On this 24th day of June, 2011, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared W. Warner McNeilly, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul A. Hughes, Jr., and who acknowledged that he executed the same as the free act and deed of Paul A. Hughes, Jr.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2011.

My Commission Expires:
7/3/12

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

On this 24th day of June, 2011, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared W. Warner McNeilly, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sara J. Hughes, and who acknowledged that he executed the same as the free act and deed of Sara J. Hughes.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2011.

My Commission Expires:
7/3/12

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

On this 24th day of June, 2011, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared W. Warner McNeilly, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judith H. Schomber, and who acknowledged that he executed the same as the free act and deed of Judith H. Schomber.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2011.

My Commission Expires:
7/3/12

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON