WARRANTY DEED

R-VRES-11-1616

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-5-2012
(AFFIX SEAL)

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Parrack	SAME	
1616 Long Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	94-2-15.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLIE JEAN HENDERSON, EXECUTRIX OF THE ESTATE OF MARGARET HICKEY, AKA, MARGARET J. HICKEY AND MARGARET JEAN HICKEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH PARRACK AND NICOLE HARVEY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 220, EDGEFIELD LAND CO'S FIRST SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 130, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED WARRANTY DEED FROM JAMES A. LEE, UNMARRIED, TO MARGARET J. HICKEY, UNMARRIED, OF RECORD IN BOOK 11749, PAGE 319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARGARET J. HICKEY, AKA MARGARET HICKEY AND MARGARET JEAN HICKEY, DIED TESTATE ON JANUARY 26, 2011 DIRECTING THAT SUBJECT REAL PROPERTY BE SOLD AS EVIDENCED IN FILE 11P334, OFFICE OF THE CLERK FOR PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 103 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1616 Long Avenue, Nashville, Tennessee 37206
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20110057307 DEEDWARR
Recvd: 09/15/11 11:07 2 pgs
Fees:13.00 Taxes:392.20
20110915-0071632

Witness my/our hand(s) this 9th day of September, 2011.

Estate of Margaret Hickey

BY: Billie Jean Henderson
Billie Jean Henderson, Executrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of September, 2011, before me personally appeared Billie Jean Henderson, Executrix of the Estate of Margaret Hickey, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 9th day of September, 2011.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903