WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/11 13:37 2 pgs
Fees:13.00 Taxes:70.30
20111230-0102280

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$19,000.00.**

Clement Iguobadia
Affiant

Subscribed and sworn to before me this 23rd day of December, 2011.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Patience Iguobadia	SAme	119-10-0-127.00
2615 Live Oak Rd		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Juanita Sloan, Administratrix of The Estate of Mattie J. Hall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patience Iguobadia and Clement Iguobadia, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 41 on the plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 41 fronts 80 feet on the westerly line of Hartford Drive and runs back 148.1 feet on the northerly line and 111 feet on the southerly line, to a dead line, measuring 88 feet thereon.

Being the same property conveyed to Melvin F. Hall and wife, Mattie J. Hall, by deed from Nathaniel A. Jones and wife, Mary W. Jones, on May 2, 1950, of record in Book 1816, page 401, Register's Office for Davidson County, Tennessee. The said Melvin F. Hall having died leaving property to Mattie J. Hall by right of survivorship. Mattie J. Hall having died on February 19, 1986, testate and her will was probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 77942. George Douglas Hall was given a life estate and he died on October 22, 2010. Case No. 77942 was re-opened for the limited purpose to sale the real property on November 3, 2011. The Court granted Juanita Sloan as Administrator with the power to sale the property and the proceeds to be paid into the estate and distributed to the remaining heirs.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 1130, page 89, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1394, page 219, and Book 1432, page 528, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2813 Hartford Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 23, 2011.

The Estate of Mattie J. Hall

BY: Juanita Sloan
Juanita Sloan, Administratrix

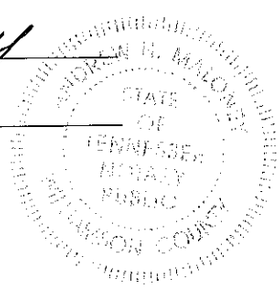
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Juanita Sloan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 23, 2011

My commission expires 8/19/14

Notary Public



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

