BILL GARRETT, Davidson County
Trans:T20120016897 DEEDWARR
Recvd: 03/07/12 13:54 2 pgs
Fees:13.00 Taxes:181.30
20120307-0020073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 49,000.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2012.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WESTWOOD COMMUNITIES, INC.	**NEW OWNER**	**08106011600**
2608 JENKINS ST	**SAME**	
NASHVILLE, TN 37208		
		FILE: ST2012-0222

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,

THE ESTATE ETHEL T. SWEAT

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

WESTWOOD COMMUNITIES, 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 10 ON THE PLAN OF CUMBERLAND GARDEN, SECTION FIVE, AS OF RECORD IN BOOK 3300, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 10 FRONTS 55 FEET ON THE NORTH SIDE OF JENKINS STREET, AND EXTENDS BACK 75 FEET ON THE WESTERLY LINE AND 147.9 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 91.3 FEET.

BEING THE SAME PROPERTY CONVEYED TO ETHEL T SWEAT BY DIVORCE DECREE FROM WILLIE SWEAT DATED 7/10/78 AND RECORDED ON 11/17/78 IN BOOK 5364, PAGE 923, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ETHEL T. SWEAT HAVING SINCE DIED ON JULY 1, 2010. THE LAST WILL AND TESTAMENT OF ETHEL T. SWEAT DATED OCTOBER 19, 2005 APPOINTS ROSALIND E. MATTHEWS AND CHERYL D. REID, AS CO-EXECUTORS OF THE ESTATE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 3300, Page 37, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1608 JENKINS ST, NASHVILLE, TN 37208.

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 29th day of February, 2012.

Rosalind E. Matthews Co-Executrix

ESTATE OF ETHEL T SWEAT
BY: ROSALIND E. MATTHEWS, CO- EXECUTRIX

Cheryl D. Reid Co-Executrix

ESTATE OF ETHEL T. SWEAT
BY: CHERYL D. REID, CO-EXECUTRIX

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROSALID E. MATTHEWS AND CHERYL D. REID, CO-EXECUTORS OF THE ESTATE OF ETHEL T. SWEAT, 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 29th day of February, 2012.

_____
Notary Public

My Commission Expires:_____

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