WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120024484 DEEDWARR
Recvd: 04/04/12 11:16 2 pgs
Fees:13.00 Taxes:107.30
20120404-0028653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela White	NEW OWNER	81-10-25
(NAME)	(NAME)	
1041 Tonyawood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Deborah Hollands, in her capacity as the Court Ordered Representative on behalf of the Heirs-at-Law of Herbert Hoggett and mother, Mrs. Lutisia G. Hoggett, a widow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela White,** 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. 4 on the plan of Cumberland Gardens, Section VI as record in Plat Book 3106, Page 117 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herbert Hoggett and his mother, Mrs. Lutisia G. Hoggett, a widow by deed from Stanly T. Snodgrass, Trustee of record in Book 3613, Page 599 Register's Office for Davidson County, Tennessee dated August 19th, 1963. The said Lutisia G. Hoggett having died intestate on November 17, 1980, her undivided fee interest in said property having vested in her heirs by operation of law. Herbert Hoggett died intestate on June 30, 2003. Upon his death his undivided fee interest in said property vested in his heirs by operation of law. Two of the heirs at law, namely Deborah Hollands and Roderick Hoggett, acting on behalf of all the heirs at law of said former deceased owners, filed a Petition in the Chancery Court for Davidson County, Tennessee, Part I, under Docket No. 10-1147-I, in which they petitioned the court to sell the property hereinabove described, and pursuant to orders in the aforesaid case on September 6, 2012, and March 30, 2012, Deborah Hollands, as Grantor named herein, was granted authority to sell and convey the property on behalf of all the heirs at law of Lutisia G. Hoggett and Herbert Hoggett and upon consummation of the sale, the said Deborah Hollands has been ordered to deposit the net proceeds of said sale with the Clerk and Masters Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **1719 26th Avenue North, Nashville, TN 37208**

(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 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 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 my hand this 30th day of March, 2012.

By: Deborah G. Hollands, in her capacity as the Court Orderd Representative

Deborah Hollands, in her capacity as the Court Orderd Representative

as the Court Ordered Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Hollands, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as the Court Ordered Representative on behalf of the Heirs of Herbert Hoggett and Lutisia G. Hoggett for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF MARCH, 2012.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015

Notary Public