Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120035573 DEEDWARR
Recvd: 05/15/12 09:39 2 pgs
Fees:13.00 Taxes:518.00
20120515-0041807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2012.

Notary Public
My commission expires: October 8, 2012

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
Commission Expires
STATE OF TENNESSEE

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:
BEVERLY DAVIS **JESSICA EASLEY**	**PEOPLES HOME EQUITY**	**04415014900**
909 LAWRENCE STREET	**2685 N MT JULIET RD**	
OLD HICKORY, TN 37138	**MOUNT JULIET, TN 37122**	

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,

ESTATE OF EARA BUTLER MCMAHON

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

BEVERLY DAVIS, an unmarried woman and JESSICA EASLEY, an unmarried woman

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. 268, SECTION A, VILLAGE OF OLD HICKORY, FOURTH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, OF SHOWN ON PLAN RECORDED JULY 16, 1948 IN BOOK 1424, PAGE 63, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 59 FEET ON LAWRENCE STREET, AND CONTAINING 0.12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO THOMAS H MCMAHON AND EARA BUTLER MCMAHON, HIS WIFE BY WARRANTY DEED FROM E.I. DU PONT DE NEMOURS AND COMPANY DATED 05/05/49 AND RECORDED ON 05/14/49 IN BOOK 1716, PAGE 584, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SAID THOMAS H MCMAHON DIED ON 01/24/1995 PER CERTIFICATE OF DEATH DATED 02/06/1995, STATE OF TENNESSEE OFFICE OF VITAL RECORDS.

THE SAID EARA BUTLER MCMAHON DIED ON 06/19/2007 PER CERTIFICATE OF DEATH DATED 07/11/2007, STATE OF TENNESSEE OFFICE OF VITAL RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (__X__) unimproved (____) property known as 909 LAWRENCE STREET, OLD HICKORY, TN 37138.

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 11th day of May, 2012.

ESTATE OF EARA BUTLER MCMAHON

by: _____
DEBORAH L. ARNOLD, CO-EXECTRIX

by: _____
KIMBERLY KAYE SANDERS, CO-EXECTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DEBORAH L. ARNOLD AND KIMBERLY KAYE SANDERS, CO-EXECUTRICES OF THE ESTATE OF EARA BUTLER MCMAHON, 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 11th day of May, 2012.

PAMELA B. MATHENEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: ~~STATE OF TENNESSEE~~