BILL GARRETT, Davidson County
Trans:T20120051320 DEEDWARR
Recvd: 07/12/12 12:29 2 pgs
Fees:13.00 Taxes:281.20
20120712-0061296

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2012.

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 9/12/2014
File No. G12-4622D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobby Hite (NAME)	(NAME)	96 5 68
2632 Woodberry Drive (STREET ADDRESS)	2721 Westwood Dr (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Janet McCullough and Patricia (Pryor) Tallardy, Co-Executors of The Estate of Mary Helen Pearce**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Hite**, 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. 119 on the plan of WOODBERRY PARK, as shown by plat of record in Plat Book 2133, Page 117-119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ray Lee Pearce and wife, Mary Helen Pearce from Ray Lee Pearce, by Quit Claim Deed dated July 7, 1977, in Book 5169, Page 199, in the Register's Office for Davidson County, Tennessee. Ray Lee Pearce having since died October 26, 1997 leaving said property vested in Mary Helen Pearce as the surviving tenant by the entirety. Mary Helen Pearce having since died testate May 18, 2010. Pursuant to the order to approve sale of real property, Docket No. 11P-1601, Co-Executors, Janet McCullough and Patricia (Pryor) Tallardy are authorized to sale said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to TVA transmission line right of way across property.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 117-119, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2632 Woodberry Drive, Nashville, TN 37214.

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. Whenever 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 5th day of July, 2012.

THE ESTATE OF MARY HELEN PEARCE

By: _____ July 05, 2012
Janet McCullough, Co-Executor Date

THE ESTATE OF MARY HELEN PEARCE

By: _____ July 05, 2012
Patricia (Pryor) Tallardy, Co-Executor Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Janet McCullough and Patricia (Pryor) Tallardy, Co-Executor for The Estate of Mary Helen Pearce, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of July, 2012.

My Commission Expires: 9/2/2014

_____
Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066