WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120063640 DEEDWARR
Recvd: 08/24/12 15:14 2 pgs
Fees:13.00 Taxes:323.75
20120824-0076542

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2012

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

P. S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cynthia Gayle Davis	Regions Bank dba Regions Mortgage	Parcel ID:
36 Middleston St.	2050 Parkway Office Cir.	09504013700
Nashville, TN 37210	Birmingham, AL 35244	

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 acknowledged, we

William T. Hill, Jr., Executor of the Estate of Marie P. Hill

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Cynthia Gayle Davis, an unmarried person and Leila D. Vartanian, an unmarried person
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. 61 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 130.38 feet on the northerly side of Blanchard Place as measured around a curve, and runs back between lines 179.76 feet on the northwest line and 130 feet on the east line to a dead line on which it measures 62.18 feet.

Being the same property conveyed to William T. Hill and wife, Marie P. Hill, by deed from E. S. Evans, Inc. of record in Book 1879, Page 97, Register's Office for Davidson County, Tennessee. The said William T. Hill died October 3, 1997, and the title is vested in Marie P. Hill as surviving tenant by the entirety. The said Marie P. Hill died testate on May 9, 2012, and the Estate was admitted to Probate as Probate No. 12P919 of record in Probate Court of Davidson, County, Tennessee. The Grantor herein executes this instrument as Executor of the Estate of Marie Hill pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 149, said Register's Office.

Executor warrants to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 221 Blanchard Pl., 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. 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 21st day of August, 2012.

William T. Hill, Jr., Executor of the Estate
of Marie P. Hill

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 WilliamT. Hill, Jr., Executor of the Estate of Marie P. Hill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Executor of the Estate of Marie P. Hill and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.