	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November 2012. Notary Public MY COMMISSION EXPIRES: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO:			MAP/PARCEL
JOHNNY & SHERRY HESSON			New Owner			051-14-0/051.00
(NAME)			(NAME)			
4522 Graycroft Ave						
(ADDRESS)			(ADDRESS)			
Nashville	TN	37216				
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 09:29 2 pgs
Fees:13.00 Taxes:518.00

20121205-0111793

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MINNIE G. STEWART, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY HESSON AND WIFE, SHERRY HESSON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 249 ON THE PLAN OF SECTION 7, GRA-MAR ACRES, AS OF RECORD IN BOOK 2331, OAGE 80, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST MARGIN OF GRAYCROFT AVENUE, AT THE CORNER OF LOT NOS. 249 AND 250; THENCE WITH SAID AVENUE, NORTH 88 FEETTO A MONUMENT; CONTINUING WITH A SLIGHT CURVE 38.41 FEET TO A MONUMENT; THENCE IN AN EASTERLY DIRECTION WITH A CURVE, 39.27 FEET TO A MONUMENT IN THE SOUTH MARGIN OF LEMONT DRIVE; THENCE WITH SAID DRIVE, EAST 120.59 FEET TO THE CORNER OF LOT NOS. 248 AND 249; THENCE SOUTH ALONG THE LINE OF SAID LOTS, 125.8 FEET TO THE CORNER OF LOT NOS. 249 AND 250; THENCE WEST WITH THE LINE OF SAID LOTS, 135 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. STEWART, JR. AND WIFE, MINNIE G. STEWART, BY WARRANTYD EED FROM HARRY EMERSON HARGROVE AND WIFE, CARRIE C. HARGROVE, RECORDED ON MAY 20, 1968 IN BOOK 4232, PAGE 365, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID JAMES H. STEWART IS NOW DECEASED. HIS DATE OF DEATH WAS APRIL 23, 2000.

This is improved property, known as 4522 GRAYCROFT AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 30th day of Nov., 2012.

MINNIE G. STEWART

Minnie Pauline Stewart

BY: MELISSA ANN HESTER, ATTORNEY IN FACT

by Melissa A. Hester AIF

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MELISSA ANN HESTER AS ATTORNEY IN FACT FOR MINNIE G. STEWART, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained. POA of record @ Inst # 20121205011172 2, RODC TN.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of Nov., 2012.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122