BILL GARRETT, Davidson County
Trans:T20120094454 DEEDWARR
Recvd: 12/10/12 15:56 2 pgs
Fees:13.00 Taxes:499.50
20121210-0113844

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-1131

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of December, 2012

Notary Public
Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ray W. Hester 2620 & 2622 Buena Vista Pike Nashville, TN 37218	New Owner	070.06-0-010.00

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pamela Hughes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ray W. Hester

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:

A certain tract or parcel of land situate and lying in the 13th Civil District of Davidson County, Tennessee and more particularly described and bounded as follows:

Tract No. 1:

Being part of Lot No. I on the Plan of Daniel Young Property, as of record in Book 332, Page 71, Registers Office for Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Engineers, March 20, 1942; Beginning at a stake in the easterly margin of Hamilton Road, in the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed from Rose Warnick Lewis as of record in Book 1316, Page 538, said Register's Office; thence with the said road northwardly around a slight curve 71.5 feet, more or less, to the center of the common driveway; thence 69 deg. east 114 feet, more or less, to a stake; thence South 3 deg 15' west 94.7 feet, more or less to Lewis' northerly line; thence with said line 122 feet, more or less, to the beginning.

Tract No. 2:

Being part of Lot No. I on the Plan of the Daniel Young Property as of record in same Book and Page as Tract No. I, and described according to the same survey as Tract No. I, as follows: Beginning at a stake in the center of a common driveway between the subject property and adjacent property on the easterly margin of Hamilton Road 71.5 feet, more or less, northwardly from the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed, from Rose Warnick Lewis, as of record in Book 1316, Page 538, said Register's Office; thence with the easterly margin of Hamilton Road northwardly around a slight curve 71.5 feet, more or less, to a stake; thence north 69 deg.

East 107 feet to a stake; thence south 3 deg. 15' west 94.7 feet, more or less, to a stake in line with the center of said common driveway; thence westwardly 114 feet, more or less to the beginning.

Being the same property conveyed to Pamela Hughes by Warranty Deed from William H. Dorris dated 2/28/07 and filed for reord on 3/6/07 in Instrument # 20070306-0027440, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2620 & 2622 Buena Vista Pike, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of December, 2012.

Pamela Hughes

Pamela Hughes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Hughes** 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 and official seal at Brentwood, Tennessee this 3rd day of December, 2012.

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/19/2013