File No. 130329

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036848 DEEDWARR
Recvd: 05/03/13 09:09 2 pgs
Fees:13.00 Taxes:3071.00

20130503-0044651

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Lutz and Alethea A. Lutz	Same as new owner	144-02-0-011.00
(NAME)	(NAME)	
1105 Crater Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, WE, Paula Dean S. Bennett, Executor of the Estate of Mary Alice Smith (formerly Mary Alice Simpkins), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Lutz and wife, Alethea A. Lutz, 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. 54 on the plan of Chickering Hills, Section Three, as shown on plat of record in Book 2663, Page 17, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Otto Simpkins and wife, Mary Alice Simpkins, by Warranty Deed from Homemakers, Inc., a Tennessee corporation, dated 11/29/1961 and recorded 12/4/1961 in Book 3312, Page 453, in the Register's Office of Davidson County, Tennessee. The said Otto Simpkins having since predeceased Mary Alice Simpkins. The said Mary Alice Simpkins having since remarried to Winton E. Smith and became known as Mary Alice Smith. The said Winton E. Smith having since predeceased Mary Alice Smith. The said Mary Alice Smith having since died on July 13, 2012, leaving a Last Will and Testament dated February 23, 2004, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, Case No. 12P-1242. Pursuant to the provisions of the said Will, the real property is to be treated as part of the probate estate and subject to possession and control of the Executor. Therefore, Paula Dean S. Bennett as the appointed Executor of the Estate of Mary Alice Smith is authorized to sell the above described real property and to execute any and all documents necessary to effectuate the transfer without the joinder of any beneficiary of the estate.

unimproved ☐

This is improved ☒ property, known as 1105 Crater Hill Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 130329

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 30th day of April, 2013.

Paula Dean S. Bennett, Executor of the Estate of Mary Alice Smith

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 Paula Dean S. Bennett, Executor of the Estate of Mary Alice Smith, the bargainor(s), 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 this 30th day of April, 2013.

Commission expires:

Notary Public

