File No. 130388

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040582 DEEDWARR
Recvd: 05/15/13 14:02 2 pgs
Fees:13.00 Taxes:444.00
20130515-0049081

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM R. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires: January 27, 2015

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
Billy E. Hollis	Same as new owner	042 14 0 071.00
(NAME) 413 Westchester Dr.	(NAME)	
(ADDRESS) Madison TN 37115	(ADDRESS)	
(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, Roy R. Warren and Wanda Gail Robinson and Pamela Clare Nimmo, as devisees under the Last Will and Testament of Jane Poole Warren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy E. Hollis and Robert C. Williams, joint tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section I, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County. Said Lot No. 32 fronts 216.79 feet on the west side of Westchester Drive, and extends back 270.4 feet on the north line and 270 feet on the south line, to a dead line in the rear on which it measures 107.6 feet.

Being the same property conveyed to Philip M. Warren and wife, Jane P. Warren by deed from Glenn Huffine and wife, Jo R. Huffine, dated January 6, 1966 and recorded on January 10, 1966 in Book 3976, page 485, Register's Office, Sumner County, Tennessee. Jane P. Warren is one and the same person as Jane Poole Warren. Jane Poole Died testate on December 28, 2012, leaving Roy R. Warren, Wanda Gail Robinson, and Pamela Clare Nimmo as her sole devisees pursuant to her Last Will and Testament of record in Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No: 13P-185.

Subject to restrictions of record in Book 2690, page 67, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 413 Westchester Drive, Madison, TN 37115

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

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 our hands this 6th day of May, 2013.

Pamela Clare Nimmo

Pamela Clare Nimmo

Roy R. Warren

Roy R. Warren

Wanda Gail Robinson

Wanda Gail Robinson

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Clare Nimmo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2013.

Commission expires:

William R. Wright

Notary Public

WILLIAM R. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: January 27, 2015

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy R. Warren, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2013

Commission expires:

William R. Wright

Notary Public

WILLIAM R. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: January 27, 2015

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Gail Robinson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2013.

Commission expires:

William R. Wright

Notary Public

WILLIAM R. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: January 27, 2015