WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130041762 DEEDWARR
Recvd: 05/20/13 10:56 2 pgs
Fees:13.00 Taxes:277.50

20130520-0050504

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy R. Mitchell	Same as New Owner	07511009800
(NAME)	(NAME)	
1013 Gallatin Pk. South		
(ADDRESS)	(ADDRESS)	
Madison, Tn. 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Willena Rose Bruce**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jimmy R. Mitchell**, hereinafter called the GRANTEE(S), their heirs and/or 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. 221 on the plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Henry C. Peck and wife, Margaret C. Peck and Willena R. Bruce by Deed from Bobby Smith Builders Inc., dated 07/29/1977 and filed for record on 08/01/1977 in Book 5177, Page 948, Register's Office for Davidson County, Tennessee. The said Henry C. Peck died in 1984, leaving Margaret C. Peck the sole surviving tenant by the entirety to their one-half interest in said property. The said Margaret C. Peck died intestate in 1990, leaving Willena C. Bruce her sole heir at law as evidenced by Affidavit of Heirship filed for record in Instrument 200311240170692, Register's Office for said County. The said Willena R. Bruce died intestate on 7/20/2011, The estate of Willena Rose. Bruce was declared insolvent by order filed in Probate Court Clerk's Office in Davidson County, Tennessee, 4/5/2013. Vera Smith was assigned as Personal Representative for the Estate of Willena Rose Bruce by Order authorizing sale of 645 Netherlands Drive, Hermitage, TN, 37076, was filed in Probate Court for Davidson County, Tennessee, 4/5/2013.
Willena R. Bruce and Willena Rose Bruce are one and the same person.

All matters as set forth per Plat Book 4675, Page 140, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 645 Netherlands Drive, Hermitage, TN 37076-2314

File No.: 01288-13936
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 16th day of May, 2013.

THE ESTATE OF WILLENA ROSE BRUCE

Vera Smith
Personal Representative

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera Smith, the personal representative for the estate of Willena Rose Bruce ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official this 16th day of May, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122