WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of June, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Allison M. Conway	NEW OWNER	Parcel ID:
1206 Jones Street		05303004200
Old Hickory, TN 37138		

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

Virgie D. Hewgley, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Allison M. Conway, unmarried

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:

BEING Lot No. 117 on the Plan of Section "B" of Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 76.9 feet on the westerly side of Jones Street and runs back 131.1 feet on the northerly line and 131 feet on the southerly line to the easterly margin of Cleves Street on which it measures 76.9 feet.

Being the same property conveyed to Virgie D. Hewgley by deed from Kenneth A. Kelley and Mary P. Kelley, of record in Book 8907, Page 129, dated April 1, 1993, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 67, said Register's Office.

The signature of Virgie D. Hewgley is signed by her duly appointed Attorney-in-Fact, Dorothy Weatherford pursuant to the Power of Attorney of record in Instrument 20130619-0062505, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1206 Jones Street, Old Hickory, TN 37138

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 17th day of June, 2013.

Virgie D. Hewgley by Dorothy Weatherford Att. in Fact
Virgie D. Hewgley
By: Dorothy Weatherford, as
Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130051502 DEEDWARR
Recvd: 06/19/13 09:30 2 pgs
Fees:13.00 Taxes:445.85
20130619-0062506

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, Dorothy Weatherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Virgie D. Hewgley as her Attorney in Fact as the free act and deed of the within named Virgie D. Hewgley.

Witness my hand and official seal at Nashville, Tennessee the 17th day of June, 2013.

My Commission Expires: 8/23/16

Notary Public

