File Box 8

BILL GARRETT, Davidson County
Trans: T20130055754 DEEDWARR
Recvd: 07/01/13 14:22 2 pgs
Fees: 13.00 Taxes: 370.00
20130701-0067706

PREPARED BY (AND RETURN TO):


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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 52568
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Patrick A. Hostettler<br>2429 Springview Drive<br>Nashville, Tennessee 37214 | First Bank<br>2301 21st Avenue South<br>Suite 350<br>Nashville, Tennessee 37212 |

**TAX MAP-PARCEL NUMBERS:** 09511018700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles F. Hostettler, as Executor, under the Last Will and Testament of Dorothy Peeples Luter,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick A. Hostettler** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Merry Oaks, Section IX, of record in Book 2133, page 8, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to A. Jake Hostettler and wife, Dorothy H. Hostettler, by Warranty Deed from Lucyan Lada and wife, Suzanne Lada, dated March 11, 1953 of record in Book 3529, page 97, Register's Office for Davidson County, Tennessee, and further conveyed to Dorothy H. Hostettler by deed from A. Jake Hostettler of record in Book 4177, page 579, said Register's Office, by Quitclaim Deed dated February 10, 2006, recorded February 13, 2006 of record in Doc. No. 20060213-0016878, subject property was conveyed to Dorothy P. Luter. (The said Dorothy H. Hostettler and Dorothy P. Luter are one and the same). The said Dorothy P. Luter has since died. The Last Will and Testament of Dorothy Peeples Luter of record in Docket No. 13P518 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Charles F. Hostettler, as Successor Executor and directed said Executor to sell subject property. Letters Testamentary were issued to Charles F. Hostettler in Docket No. 13P518 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 8, said Register's Office, which Plan shows a 40 foot minimum building setback line from Springview Drive and Woodberry Drive and a 20 foot easement for public utility purposes along the easterly line of said lot. And a 3 x 15 foot utility anchor easement located on the westerly corner of said lot.

**This is improved property, known as: 2429 Springview Drive, Nashville, Tennessee 37214**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 25 day of June, 2013.

Charles F. Hostettler Executor

Charles F. Hostettler, as Executor, under the Last Will and Testament of Dorothy Peeples Luter

State of Florida

County of Clay

On this 25th day of June, 2013 , before me the undersigned authority, personally appeared Charles F. Hostettler, as Executor, under the Last Will and Testament of Dorothy Peeples Luter , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 03-16-2016

NOTARY PUBLIC STATE OF FLORIDA

FRANK M. BRENNAN
MY COMMISSION # EE 074681
EXPIRES: March 16, 2015
Bonded Thru Budget Notary Services

State of TENNESSEE

County of DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $100,000.00

Patrick A. Hostettler
Affiant

Sworn and subscribed before me this the 19th day of June, 2013

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015