BILL GARRETT, Davidson County
Trans:T20130067665 DEEDWARR
Recvd: 08/07/13 10:00 2 pgs
Fees:13.00 Taxes:203.50

20130807-0082677

WARRANTY DEED

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 $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 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
Jill Miller Hall	Jill Miller Hall	
(NAME)	(NAME)	
2211 Lakeshore Drive	2211 Lakeshore Drive	05308000400
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, we, **Jerry Robert Tucker, Larry Reese Tucker, Trudy Tucker York and Paula Sue Tucker Shelton, Heirs at Law of Edeane Tucker, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jill Miller Hall, married**, 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:

A tract or parcel of land lying and situated in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:
Beginning at the northwest intersection of Pitts Avenue, now Lakeshore Drive, and 24th Street, as shown on the plan of Dabbs and Elliott Subdivision of Old Hickory, Tennessee, which is of record in Book 547, Page 127, Register's Office for said County; thence with the north line of Pitts Avenue, northwesterly 85 feet to a point; thence northeasterly 150 feet, more or less, to a point; thence southeasterly 70 feet to the margin of 24th Street; thence with the margin of same, southwesterly 150 feet to the point of beginning.

Being the same property conveyed to Edeane Tucker, unmarried by Deed from Geraldine McFerrin McCauley, Executrix of the Estate of Thomas Henry McFerrin, dated 08/14/1995 and filed for record on 08/16/1995 in Book 9764, Page 712, Register's Office for Davidson County, Tennessee.

The said Edeane Tucker died intestate leaving Trudy Tucker York, Paula Sue Tucker Shelton, Jerry Robert Tucker and Larry Reese Tucker his/her sole heirs at law as evidenced by Affidavit of Heirship filed for record in Instrument 201302120014320, corrected in Instrument 201302190016525, Register's Office for said County.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable. Right-of-way for Lakeshore Drive and 24th Ave., as much as therein my lie.

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 2211 Lakeshore Drive, Old Hickory, TN 37138
(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 our hands this 5th day of August, 2013.

Jerry Robert Tucker

Jerry Robert Tucker

Larry Reese Tucker by Jerry Robert Tucker his attorney-in-fact

Larry Reese Tucker by Jerry Robert Tucker
his attorney-in-fact

Trudy Tucker York by Jerry Robert Tucker his attorney-in-fact

Trudy Tucker York by Jerry Robert Tucker
her attorney-in-fact

Paula Sue Tucker Shelton by Jerry Robert Tucker his attorney-in-fact

Paula Sue Tucker Shelton by Jerry Robert Tucker
her attorney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Robert Tucker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerry Robert Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Larry Reese Tucker, Trudy Tucker York and Paula Sue Tucker Shelton, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130807000826 74, Register's Office of Davidson County, Tennessee.

20130807000826 75
20130807000826 76

Tracey Trumphour

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

File No.: 01288-16024
SMG TN Warranty Deed