THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070100** BILL GARRETT, Davidson County Trans:T20130071102 DEEDWARR Recvd: 08/19/13 09:35 2 pgs Fees:13.00 Taxes:1406.00 20130819-0086703	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2013 Notary Public My Commission Expires:

JONATHAN S. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: Cooper Wallace and Kaley Wallace 942 Van Leer Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13213002200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sallie H. Wallace, Executrix of the Estate of Mary Edith Huggins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cooper Wallace and Kaley Wallace, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 115 on the unrecorded Map known as Oakhill Valley Subdivision, and described according to a preliminary survey made by S. E. Davis, surveyor, March 22, 1950,as follows:

Beginning at a point in the North margin of Van Leer Drive at the corner of Lots Nos. 114 and 115; thence with the line between said lots, Northerly 219.98 feet to a point; thence Westerly 113.34 feet to a point; thence Northerly 81.9 feet to a point; thence Westerly 157.07 feet to the corner of Lots Nos. 115 and 116; thence with the line between said lots Southeasterly 385.68 feet to the margin of Van Leer Drive; thence with the margin of the same Easterly around a slight curve 106.9 feet to the beginning.

Being the same property conveyed to David S. Huggins, Jr. and wife, Mary G. Huggins by Warranty Deed from Oak Hill Land Company, a Tennessee Corporation, recorded on the 24th day of May, 1950 in Deed Book 1848, Page 381, in the Register's Office of Davidson County, Tennessee. The said David S. Huggins, Jr. having since died on March 2nd, 2013. Said property having passed to the Estate of Mary Edith Huggins upon her death on April 5th, 2013 in Davidson County, Tennessee, and admitted to Probate on April 18th, 2013 as Docket 13P-688 in the Seventh Circuit Court of Davidson County, Tennessee. Note: the Last Will and Testament of Mary Edith Huggins specifically authorizes the Executrix to convey real estate.

Mary G. Huggins and Mary Edith Huggins being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 931, Page 53 and Book 1788, Page 186.

This is improved property located at 942 Van Leer Dr Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2013.

Estate of Mary Edith Huggins

Estate of Mary Edith Huggins
By Sallie H Wallace executrix

By: Sallie H. Wallace, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sallie H. Wallace, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Mary Edith Huggins, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2013..

Notary Public

My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015