WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077094 DEEDWARR
Recvd: 09/05/13 14:27 2 pgs
Fees:13.00 Taxes:444.22
20130905-0093964

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $120,060.00.

Affiant

Subscribed and sworn to before me this 24th day of August, 2013.

Notary Public
My Commission expires: 6-13-17
(Affix Seal)

JESSICA N. BROOKS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua Cook	New owner	61-11-1
1013 McMahan Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Walter M. Parsons, Peggy Mathes, Administator of the Estate of Hugh G. Bland, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Cook and Julie Cook, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, and further Walter M.Parsons hereby releases any Life Estate Interest or other interest he may have in and to the following described real estate, situated and being located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WITH:

BEING THE WESTERLY 73.5 FEET OF LOT NO. 21 ON THE MAP OF I.C.MCMAHAN'S SUBDIVISION OF THE MAPLEWOOD LANDS, OF RECORD IN BOOK 547, PAGE 78, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 73.5 FEET ON THE NORTHERLY SIDE OF MCMAHAN STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 296 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HUGH G. BLAND, JR. AND GORDON O. HICKS, WITH RIGHT OF SURVIVORSHIP FROM SHIRLEY J. WELCH AND HUSBAND, BASIL WELCH BY WARRANTY DEED ON JUNE 21, 2000, OF RECORD IN INSTRUMENT NUMBER 20000622-0062192, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO A LIFE ESTATE TO WALTER MACK PARSONS WITH THE REMAINDER TO THE ESTATE OF HUGH G. BLAND, JR., A ONE-HALF (1/2) UNDIVIDED INTEREST, AND GORDON O. HICKS A ONE-HALF (1/2) UNDIVIDED INTEREST AS TENANTS IN COMMON BY QUITCLAIM DEED FROM HUGH G. BLAND JR., AN UNMARRIED PERSON AND GORDON O. HICKS, AN UNMARRIED PERSON, ON JUNE 20, 2005, OF RECORD IN INSTRUMENT NUMBER 20060503-0051159, SAID REGISTER'S OFFICE. THE SAID HUGH G. BLAND, JR. HAVING SINCE DIED INTESTATE ON MAY 2, 2006, OF RECORD IN CASE NO. 06P-1094, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. THE ESTATE OF HUGH BLAND WAS DEEMED INSOLVENT AND THE REAL PROPERTY WAS BROUGHT INTO THE PROBABLE ESTATE. FURTHER, PEGGY MATHES WAS APPOINTED ADMINISTRATOR WITH FULL POWER TO SALE AND DIVEST TITLE. THE SAID GORDON O. HICKS HAVING SINCE DIED TESTATE ON OCTOBER 10, 2009, LEAVING SAID PROPERTY IN HIS WILL TO WALTER M. PARSONS OF RECORD IN CASE NO. 09P-1704, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. WALTER PARSONS LIFE ESTATE WAS RELEASED IN COURT ORDER FILED JUNE 24, 2013, FILE NO. 06P1094, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 78, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1013 McMahan Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 24th 2013.

Walter M. Parsons
Walter M. Parsons

The Estate of Hugh G. Bland, Jr.

Peggy Mathes, Adm
By Peggy Mathes, Administator of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Walter M. Parsons,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24th, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Peggy Mathes, Administator of the Estate of Hugh G. Bland, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24th, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY