48828

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

G#25614-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140000577 DEEDWARR
Recvd: 01/03/14 10:44 4 pgs
Fees:23.00 Taxes:921.30
20140103-0000759

State of Tennessee)
County of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$249,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2013.

Notary Public

My commission expires: April 12, 2015
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Randall E. Haley and Natalie Haley	NEW OWNER	**10304027000**
4100 Idaho Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tina Rucker, as Trustee of the trust created under the Last Will and Testament of Edward Mills, Jr., and Willie N. Mills, individually, as Devisee under the Last Will and Testament of Edward Mills, Jr., and Tina Rucker, as Executrix of the Last Will and Testament of Edward Mills, Jr., or Personal Representative of the Estate of Edward Mills, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall E. Haley and Natalie Haley, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 70 feet on the northerly side of Idaho Avenue and extends back 150 feet on the easterly line with the westerly right-of-way line of the West Nashville Branch of the N.C. & St. L. Railroad and 150 feet on the westerly line to an alley, measuring 76.6 feet thereon.

BEING the same property conveyed to Edward Mills and wife, Christine Mills, by Installment Deed dated November 15th, 1958, from Gladys Francis Jones, being joined by her husband, Buford Jones, of record in Book 2857, Page 468, Register's Office for Davidson County, Tennessee. The said Christine Mills having died on August 13, 1999. The said Edward Mills having died on March 28, 2012, leaving a Last Will and Testament dated April 4th, 2008, which was admitted to Probate Court of Davidson County, Tennessee, under Docket No. 12P-734 (the "Will"). Pursuant to the provisions of the said Will, the property was devised to his new wife, Willie N. Mills, as to an one-half (1/2) interest, and in trust as to an one-half (1/2) interest for the benefit of Edward Mills, V, Joseph Williams Mills, and Jordan Leigh Rucker. Further, pursuant to the Order to Sale of Real Estate entered in the said Probate Court on December 18, 2013, Tina Rucker, as Executrix and Trustee, was authorized and directed to sell the property and to execute all documents and deeds in connection therewith.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantor herein, and subsequent years not yet due and payable.

This is improved property, known as: **4100 Idaho Avenue, Nashville, TN 37209**.

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 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.

NOTWITHSTANDING the above, Tina Rucker, in her capacity as Executrix of the Last Will and Testament of Edward Mills, Jr., shall have no liability or responsibility for the above recited warranty of title, the said Tina Rucker, in her capacity as Executrix of the Last Will and Testament of Edward Mills, Jr., has joined in the execution of this Deed to express her consent to the sale of the above described property and to convey any interest in the property which might be vested in her as Executrix or otherwise held by the Estate of Edward Mills, Jr.

Witness my/our hand(s) this 19th day of **December, 2013.**

Willie N. Mills

Dina Rucker - Trustee

Tina Rucker, as Trustee of the trust created under the Last Will and Testament of Edward Mills, Jr.

Estate of Edward Mills Jr. Dina Rucker exe.

Tina Rucker, as Executrix under the Last Will and Testament of Edward Mills, Jr., or as Personal Representative of the Estate of Edward Mills, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Willie N. Mills, individually, as Devisee,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of **December, 2013.**

ELIZABETH H. MARRON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tina Rucker, as Trustee of the trust created under the Last Will and Testament of Edward Mills, Jr.,** ~~and as Executrix under the Last Will and Testament of Edward Mills, Jr., or as Personal Representative of the Estate of Edward Mills, Jr.,~~ the within named seller, 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 in the capacities and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of **December, 2013.**

ELIZABETH H. MARRON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/15

Tina Rucker Executrix

Tina Rucker, as Executrix under the Last Will and Testament of Edward Mills, Jr., or as Personal Representative of the Estate of Edward Mills, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tina Rucker, as Executrix under the Last Will and Testament of Edward Mills, Jr., or as Personal Representative of the Estate of Edward Mills, Jr.,** the within named seller, 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 in the capacities and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of **December, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY