BILL GARRETT, Davidson County
Trans:T20140003365 DEEDWARR
Recvd: 01/15/14 14:24 3 pgs
Fees:18.00 Taxes:179.45
20140115-0004215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$48,500.00~~.

Affiant

Subscribed and sworn before me this the 10 day of January, 2014.

Notary Public
My commission expires: 6-17-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose Granados 217 Cedarwood Lane Madison, TN 37115	new owner	43-2A-217 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LYNN VANCIL HUTCHINSON, EXECUTRIX OF THE ESTATE OF JEAN NORMAN HURLEY AND LYNN VANCIL HUTCHINSON AND ARTHUR REID VANCIL AND PHYLLIS GWENN VANCIL JACKSON AND AMY LEIGH HECKFORD KOWICKI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSE GRANADOS AND SHELBY BOND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of a Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard homes to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jean N. Hurley by deed from Charles W. Finger and wife, Ruby G. Finger, dated April 20th, 1994, of record in Book 9324, Page 574, Register's Office for Davidson County, Tennessee. The said Jean N. Hurley is now deceased, leaving the above described property in her Last Will and Testament in Probate Docket No. 13P-1073, Chanery Court for Davidson County, Tennessee, equally to her children, Lynn Vancil Hutchinson, Arthur Reid Vancil, Phyllis Gwenn Vancill Jackson and Amy Leigh Heckford Kowicki.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 217 Cedarwood Lane, Madison, TN 37115.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LHA
LHA
LHA
LHA

Witness my hand this the 9 day of January 2014.

Estate of Jean Norman Hurley
By: Lynn Vancil Hutchinson, Executrix

Lynn Vancil Hutchinson

Arthur Reid Vancil
By: Lynn Vancil Hutchinson As His Attorney In Fact

Phyllis Gwenn Vancil Jackson
By: Lynn Vancil Hutchinson As Her Attorney In Fact

Amy Leigh Hickford Kowicki
By: Lynn Vancil Hutchinson As Her Attorney In Fact

STATE OF Louisiana
COUNTY OF Lincoln

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lynn Vancil Hutchinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF JEAN NORMAN HURLEY, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF JEAN NORMAN HURLEY by the said Lynn Vancil Hutchinson as such EXECUTRIX.

Witness my hand and official seal this 9th day of January, 2014.

GEORGIA FULLER NOTARY PUBLIC ID # 69113 LINCOLN PARISH, LOUISIANA

My Commission Expires: at death

Notary Public #69113

STATE OF Louisiana

COUNTY OF Lincoln

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynn Vacil Hutchinson, , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2014.

GEORGIA FULLER NOTARY PUBLIC ID # 69113 LINCOLN PARISH, LOUISIANA

My commission expires: at death

Notary Public #69113

State of Louisiana

County of Lincoln

On this 9th day of January, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Lynn Vancil Hutchinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Arthur Reid Vancil by SPECIFIC POWER OF ATTORNEY dated January 3, 2014, and who acknowledged that he executed the same as the free act and deed of Arthur Reid Vancil.

Witness my hand and official seal of office this 9th, day of January, 2014.

GEORGIA FULLER NOTARY PUBLIC ID # 69113 LINCOLN PARISH, LOUISIANA

My Commission Expires: at death

Notary Public #69113

State of Louisiana

County of Lincoln

On this 9th day of January, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Lynn Vancil Hutchinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phyllis Gwenn Vancil Jackson by SPECIFIC POWER OF ATTORNEY dated 1/3/14, and who acknowledged that he executed the same as the free act and deed of Phyllis Gwenn Vancil Jackson.

Witness my hand and official seal of office this 9th, day of January, 2014.

My Commission Expires: at death

Georgia Fuller #69113
Notary Public

State of Louisiana

County of Lincoln

On this 9th day of January, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Lynn Vancil Hutchinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy Leigh Heckford Kowicki by SPECIFIC POWER OF ATTORNEY dated 1/3/14, and who acknowledged that he executed the same as the free act and deed of Amy Leigh Heckford Kowicki

Witness my hand and official seal of office this 9th, day of January, 2014.

My Commission Expires: at death

Georgia Fuller #69113
Notary Public

GEORGIA FULLER
NOTARY
PUBLIC
ID # 69113
LINCOLN PARISH, LOUISIANA