File No. 140110

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014191 DEEDWARR
Recvd: 02/28/14 14:01 2 pgs
Fees:13.00 Taxes:148.00

20140228-0017471

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond M. Peagram	Raymond M. Peagram	033-04-0-017.00
(NAME)	(NAME)	
113 Donnawood Ct.	128 Draper Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy Jean Wilson, devisee under the Last Will and Testament of Richard M. Hilton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond M. Peagram and wife, Mary E. Peagram, 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 16, Goodlett Heights Subdivision, Section IV of record in Plat Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Richard M. Hilton and wife, Nancy M. Hilton by Warranty Deed from W.C. Moncrief and Company, Inc., a Tennessee corporation, dated and recorded July 1, 1953, in Book 2151, page 309, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Richard M. Hilton by Quitclaim Deed from Nancy M. Hilton, dated June 16, 2003 and recorded June 27, 2003, in Instrument No. 20030627-0089111, said Register's Office See also Power of Attorney of record in Instrument No. 20030627-0089110, said Register's Office.

The said Nancy M. Hilton having died on August 12, 2012. The said Richard M. Hilton has also since died testate on March 8, 2013, and pursuant to the terms of his Last Will and Testament filed June 27, 2013 in the Seventh Circuit Court for Davidson County, Tennessee, as Docket No. 13-P954, the subject property was devised to Nancy Jean Wilson, with Nancy Jean Wilson being appointed as Executor.

Subject to a Sanitary Sewer easement of record in Book 4805, Page 885, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

File No. 140110

unimproved ☒

This is improved ☐ property, known as 128 Draper Drive, Goodlettsville, TN 37072

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

Witness my hand this 8th day of March, 2014.

Nancy Wilson, devisee under the Last Will and Testament of Richard Hilton

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Jean Wilson, the bargainor(s), 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 this 26th day of February, 2014.

Commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2018

Notary Public