File Box 8

BILL GARRETT, Davidson County
Trans:T20140019337 DEEDWARR
Recvd: 03/24/14 10:01 2 pgs
Fees:13.00 Taxes:547.60
20140324-0023780

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53193
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nancy D. Brock 26 Lexington Green Nashville, TN 37215	New Owner

TAX MAP-PARCEL NUMBERS: 133020076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$148,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Teresa J. Hoppe, Executrix under The Last Will and Testament of Sandra Joy Rowland, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Nancy Brock hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pleasant View Subdivision of record in Book 1130, page 43, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joy Benson Baker by Warranty Deed from Peggy Wilkerson Gillespie, sole heir and survivor of Frank Mayers Wilkerson, deceased and husband, C.A. Gillespie, III, dated April 23, 1966, recorded April 26, 1966, of record in Book 4010, page 18, Register's Office for Davidson County, Tennessee. The said Joy Benson Baker has since died. The Will of Joy B. Baker in Will Book 153, page 833, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Book 7010, page 267, said Register's Office, devised subject property to Sandra Rowland By Quitclaim Deed dated October 14, 1992, recorded October 21, 1992, of record in Book 8762, page 887, said Register's Office, subject property was conveyed to Sandra J. Rowland. The said Sandra Joy Rowland has since died. The Last Will and Testament of Sandra Joy Rowland, of record in Docket No. 11P98, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Teresa J. Hoppe and Randy L. Jones and appointed the said Teresa J. Hoppe as Executrix under said Will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 43, said Register's Office, which Plan shows a 35 foot minimum building setback line from Thuss Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 245 Thuss Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 2014.

Teresa J Hoppe Executrix

Teresa J. Hoppe, Executrix under The Last Will and Testament of Sandra Joy Rowland, deceased

State of TENNESSEE
County of DAVIDSON

On this 20th day of March, 2014 , before me the undersigned authority, personally appeared Teresa J. Hoppe, Executrix under The Last Will and Tesatment of Sandra Joy Rowland, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Sworn and subscribed before me this the 20th day of March, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017