RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023899 DEEDWARR
Recvd: 04/09/14 09:41 2 pgs
Fees:13.00 Taxes:1374.55
20140409-0029529

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 371,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

JENNY AVERHOFF
NOTARY PUBLIC
RUTHERFORD COUNTY
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Beatrice Pellerin Walker	NEW OWNER	Parcel ID:
1431 Pleasant Hill Road		12100005001
Nashville, TN 37214		

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

Hilda M. Hibbett, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Beatrice Pellerin Walker and husband, Mark Curtis Walker
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:

TRACT I:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, according to a map prepared by E.L. Miller, Jr., and Co., dated February 28, 1964, more particularly described as follows:

BEGINNING at a point in the westerly margin of Pleasant Hill Road; thence S 87 deg. 30' W, a distance of 528.0 feet to an iron pin; thence N 11 deg. 00' E a distance of 330 feet to an iron pin; thence N 87 deg. 30' E, 528.00 feet to an iron pin in the westerly margin of Pleasant Hill Road; thence in a southerly direction along the westerly margin of Pleasant Hill Road 254.0 feet to an iron pin in the westerly margin of Pleasant Hill Road; thence along the westerly margin of Pleasant Hill Road, S 5 deg. 30' W, 78.0 feet to the point of beginning. Said Tract of land contains 4 acres, more or less.

TRACT II:

LAND in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Division of Waggoner Heirs Property, of record in Minute Book I, Page 303, said Register's Office, described as follows:

BEGINNING at a point in the northeasterly corner of the property conveyed to Jerry L. Jarangin by deed from Vantrease of record in Book 4259, Page 577, said Register's Office; thence S 1 deg. W, 495 feet to a point; thence S 87 deg. 30' W, 264 feet to a point; thence N 11 deg. E, 495 feet to a corner post; thence N 87 deg. 30' E, 264 feet to the point of beginning, containing 3.17 acres, more or less.

Being the same property conveyed to Hilda M. Hibbitt by deed from Nancy L. Alsheimer and Helen J. Aycock, Co-Executors of the Will of Jerry L. Jarnagin Estate, of record in Instrument 20011214-0138461, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1431 Pleasant Hill Road, Nashville, TN 37214

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 3rd day of April, 2014.

Hilda M. Hibbett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hilda M. Hibbett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.