THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140047399 DEEDWARR
Recvd: 07/02/14 15:18 2 pgs
Fees:13.00 Taxes:1008.25
20140702-0058479

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacqueline Montileone and Joseph Montileone and James E. Hughes and Jacqueline Montileone 8862 Burkitt Place Drive Nolensville, Tennessee 37135	CMG Mortgage, Inc. 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	186-04-0A-071.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JERRY ANDREW NIX, Individually and as ADMINISTRATOR OF THE ESTATE OF JERRY M. NIX**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JACQUELINE MONTILEONE and husband, JOSEPH MONTILEONE, and JAMES E. HUGHES and wife, GAYLE HUGHES**, hereinafter called the Grantees, all four together as Joint Tenants with Right of Survivorship with one another, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 181, on the Final Plat of Burkitt Place, Phase 1A, Section 2, of record in instrument No. 20060315-0029571, as correct by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry M. Nix, unmarried, by Warranty Deed from Brookhaven Development, LLC, a Tennessee limited Liability company, of record in Instrument No. 20080320-0028190, dated 3/17/2008, Register's Office for Davidson County, Tennessee. Jerry M. Nix is deceased, having died on October 1, 2013. According to the Last Will and Testament of Jerry Mac Nix, filed in the matter of *IN RE: ESTATE OF JERRY MAC NIX, DECEASED*, Probate Court for Davidson County, Tennessee, Case No. 13P-1999, Jerry Andrew Nix is the devisee of Mr. Nix's entire estate, including this property, and is also his sole legal heir, and therefore the property is vested in Jerry Andrew Nix by operation of law. Jerry M. Nix is one and the same as Jerry Mac Nix.

This is improved property known as **8862 Burkitt Place Drive, Nolensville, Tennessee 37135 .**

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **27th** day of ~~June~~, **2014**:

Jerry Andrew Nix, Individually

Executor
Jerry Andrew Nix, as Administrator of the Estate of Jerry M. Nix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Andrew Nix**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 27th day of June, 2014:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

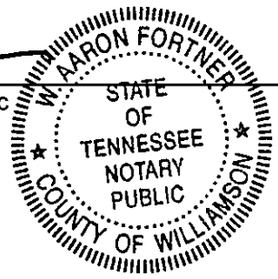
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jerry Andrew Nix**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Administrator** of the **Estate of Jerry M. Nix** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Estate of Jerry M. Nix** for the purposes therein contained.

Witness my hand and official seal on this 27th day of June, 2014:

Notary Public

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $272,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2014:

Notary Public

My Commission Expires: 5/23/18

