| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00.**<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 26, 2014.**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 3/28/15<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20140063467 DEEDWARR
Recvd: 08/27/14 10:53 2 pgs
Fees:13.00 Taxes:222.00
20140827-0078110

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0379**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Brian Hughes** | **SAME AS NEW OWNER** | **119-13-304** |
| (NAME)<br>**2922 Simmons Ave.** | (NAME) | |
| (ADDRESS)<br>**Nashville,TN 37211** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **The Estate of Doris N. Rose,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Hughes,** 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 the westerly half of Lot No. 37 on the plat of the Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County.

Being the same property conveyed to Doris N. Rose by Warranty Deed from Anna Barton J. Grizzard recorded July 11, 1994 in Book 9403, Page 92, Register's Office for Davidson County, Tennessee. Doris N. Rose having since died on September 25, 2013, and according to the Last Will and Testament of the said Doris N. Rose, whereas Sherri Denise Estes was appointed Executrix, along with Letters of Testamentary and Order To Sell Property, filed March 5, 2014 Docket No. 13P-1868, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **306 Timmons Avenue, Nashville, TN 37211**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **August, 2014**.

The Estate of Doris N. Rose

Sherri Denise ~~Estes~~, Executrix
By: Sherri Denise Estes, Executrix

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Sherri Denise Estes, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of The Estate of Doris N. Rose, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Doris N. Rose.

WITNESS my hand and official seal on **8/26/2014**.

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY

MY COMMISSION EXPIRES: 5/4/15