WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $104,500.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 27th day of August, 2014.

Brittany Goins
Notary Public

My commission expires: 6-17-17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140066656 DEEDWARR
Recvd: 09/08/14 11:04 2 pgs
Fees:13.00 Taxes:386.65
20140908-0082004

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rowles Hutcheson		094-10-0-03800
600 Colfax Dr.	New Owner	
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia Ann Bryant, Mary Anne Jones, and Sharon Dale Anderson, as Devisees under the Last Will and Testament of Ernestine H. McGee, and Patricia Ann Bryant, as Executrix of the Last Will and Testament of Ernestine H. McGee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rowles Hutcheson

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:

Being Lot No. 236 on the Map of Clover Hill Subdivision, Section 6, as of record in Book 2133, page 89, Register's Office for Davidson County, Tennessee.

Lot No. 236 begins at a point on the westerly side of Colfax Drive, the common corner of Lots 235 and 236; thence in a southerly direction along the west margin of Colfax Drive 110 feet to a point, which is the beginning of a curve with a radius of 20 feet; thence along said curve 31.42 feet to a point; thence westerly along the north margin of Teakwood Drive 120 feet to a point; thence north 130 feet to a point; thence east 140 feet to the point of beginning.

Being the same property conveyed to Silas Roy McGee, Jr and wife, Ernestine Florence Huskey McGee, by deed from James Donald McGee and wife, Frances McMillan McGee dated July 27, 1967 of record in Book 4156, Page 337, Register's Office of Davidson County, Tennessee. The said Silas Roy McGee, Jr. died November 6, 1995, and title vested in Ernestine Florence Huskey McGee as surviving tenant by the entirety. The said Ernestine Florence Huskey McGee, aka Ernestine H. McGee, died May 28, 2014, leaving a Last Will and Testament dated March 31, 1997, which was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, under Case No. 14P1210 (the "Will"). Pursuant to the provisions of the said Will, the property is vested to Patricia Ann Bryant, Mary Anne Jones, and Sharon Dale Anderson.

NOTWITHSTANDING the above, Patricia Ann Bryant, in her capacity as Executrix of the Last Will and Testament of Ernestin H. McGee has joined in the execution of this Deed to express consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in her as Executrix or otherwise held by the Estate to the within named Grantees.

THE herein described property is not nor ever has been the principal place of residence of the spouse of any Grantor herein.

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

This is improved (__x__) Unimproved (____) property, known as **600 Colfax Dr., 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 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/our hand(s) this 27th day of August, 2014.

Patricia Ann Bryant, as Executrix of the Estate of Ernestine H. McGee

Mary Anne Jones, Devisee

Patricia Ann Bryant, Devisee

Sharon Dale Anderson, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia Ann Bryant, Mary Anne Jones, and Sharon Dale Anderson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **August, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia Ann Bryant, Executrix of the Estate of Ernestine H. McGee,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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