Davidson County DEEDWARR
Recvd: 09/17/14 12:39 2 pgs
Fees:13.00 Taxes:240.50
20140917-0085337

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Jeffrey Davis Hill
P.O. Box 6151
Madison, TN 37115

MAP/ PARCEL: 05316001900

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **LOMA ALENE LEE, sole heir of THE ESTATE OF LINDA KAY KNOWLES,** has this day bargained and sold and do hereby transfer and convey unto, **JEFFREY DAVIS HILL, an unmarried man,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING all of Lot No. 12, on the Plan of Green Heights, as of record in Book 1835, page 112, of the Register's Office of Davidson County, Tennessee.

SAID Lot No. 12 as shown on the said plan fronts 65.02 feet on the southerly margin of Ray Avenue and runs back 208.8 feet on the easterly margin and 263 feet on the westerly margin to a dead line on which it measures 107.6 feet.

BEING the same property conveyed to Linda K. Knowles, unmarried, by Warranty Deed from David C. Reller and wife, Carol S. Reller, dated 09/05/1986, appearing of record in Book 6971, page 301, of the Register's Office of Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2014 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2014 real property taxes, which taxes have been prorated between the parties herein.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

The Administrator of the Estate of Linda Kay Knowles signs this deed for the purpose of conveying any interest, equitable or otherwise, the Estate may have in this real property to the Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16th day of September, 2014.

Loma Alene Lee, Sole Heir, Linda Kay Knowles Estate

BY: Marcus E. Lee, Administrator
Marcus E. Lee, Administrator

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named **Marcus E. Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Administrator of the Linda Kay Knowles Estate**, executed the within instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the estate by herself as **Administrator**.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 16th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 10/18/2015

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Loma Alene Lee, Sole Heir, Linda Kay Knowles Estate

BY: Marcus E. Lee, Attorney in Fact
Marcus E. Lee, Attorney in Fact

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County, aforesaid, **Marcus E. Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained; and the said **Marcus E. Lee,** to me known to be the person who executed the foregoing instrument on behalf of **Loma Alene Lee**, acknowledged that she executed the same as the free act and deed of said **Loma Alene Lee,** and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said **Loma Alene Lee,** and appearing of record in Instrument # **20140917-0085336** Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 16th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 10/18/2015

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 16th day of September, 2014.

NOTARY PUBLIC

My commission expires: 10/18/2015

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Mary Fugitt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Trish Hall, a notary public for this county and state, Mary Fugitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/20/18
Notary Seal (if on paper)

Tricia L. Hall State of Tennessee Notary Public Rutherford County