BILL GARRETT, Davidson County
Trans:T20140081932 DEEDWARR
Recvd: 10/30/14 14:33 2 pgs
Fees:13.00 Taxes:481.00
20141030-0100251

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2014.

Notary Public

My commission expires: 8.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROGER D. TUCKER **PEGGY DANIEL**	**NEW OWNER**	**06104007800**
1307 HAYSBORO AVE	**SAME**	
NASHVILLE, TN 37216		

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 ACKNOWLEDGE, WE,

THE ESTATE OF SAMUEL C. GREGORY

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

ROGER D. TUCKER, UNMARRIED and PEGGY DANIEL, UNMARRIED

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. 13 OF BLOCK "B" ON THE MAP OF HAYESBORO DEVELOPMENT COMPANY'S HAYESBORO SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 13 FRONTS 90 FEET ON THE NORTHERLY SIDE OF HAYESBORO AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL C. GREGORY and wife, EDITH A. GREGORY, BY CASH DEED FOR TENNESSEE FROM PHILLIP M. BROWNSTEIN OF WASHINGTON, D.C., AS FEDERAL HOUSING COMMISSIONER, DATED 01/17/1964 AND RECORDED ON 02/16/1964 IN BOOK 3677, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EDITH A. GREGORY HAVING SINCE DIED ON JUNE 24, 1996 AND SAMUEL C. GREGORY HAVING SINCE DIED ON NOVEMBER 15, 2013 LEAVING A WILL. VICKI LYNN PHILLIPS AND CHERYL DENISE SOUTHERLAND APPOINTED AS CO-EXECUTRIXES IN SAID WILL WITH FULL POWER AND AUTHORITY TO SELL TO SELL, TRANSFER AND CONVEY ANY REAL PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1307 HAYSBORO AVE, NASHVILLE, TN 37216.

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 in 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 24th day of October, 2014.

THE ESTATE OF SAMUEL C. GREGORY
BY: VICKI LYNN PHILLIPS
CO-EXECUTRIX

THE ESTATE OF SAMUEL C. GREGORY
BY: CHERYL DENISE SOUTHERLAND
CO-EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **VICKI LYNN PHILLIPS AND CHERYL DENISE SOUTHERLAND**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are CO-EXECUTRIXES of THE ESTATE OF SAMUEL C. GREGORY and that he is authorized by THE ESTATE OF SAMUEL C. GREGORY to execute this instrument on its behalf.

Witness my hand, at office, this 24th day of October, 2014.

Notary Public

My Commission Expires: 2/11/16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY