Book 36
(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082735 DEEDWARR
Recvd: 11/03/14 13:22 3 pgs
Fees:18.00 Taxes:332.63
20141103-0101261

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,900.00.

Affiant

Subscribed and sworn to me on October 31, 2014.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27912SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jethro Ellerbe 3303 Leondale Terrace Nashville, TN 37207	SAME AS NEW OWNER	050-11-0-031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cynthia J. Hurley and Eddie Ray Dickerson, unmarried, Heirs at Law of Theresa J. Head,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jethro Ellerbe, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 649 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur V. DeBerry and wife, Eva I. DeBerry from Gaines Homes Building Corporation by Deed, dated, November 3, 1965, of record in Book 3955, page 279, Register's Office for Davidson County, Tennessee. The said Arthur V. DeBerry pre-deceased Eva I. DeBerry. The said Eva I. DeBerry, being the same person as Eva Imojean DeBerry, died June 2, 2013. Title to the property vested in Thersia J. Head pursuant to the Last Will and Testament of Eva Imojean DeBerry filed May 23, 2014 under Probate Case No. 14P875, Seventh Circuit Court of Davidson County, Tennessee. The said Thersia J. Head, being the same person as Thersia Jean Head, died November 20, 2013. Also see Personal Administrator's Deed of record as Instrument No. #20140905-0081629, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record as Instrument No. 20141103-0101260, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on plan of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee.
4. Declarations restrictions in Book 3434, page 270, as amended in Book 3616, page 269 and Book 3702, page 519, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence for Cynthia L. Hurley.

This property is also known as improved property located at 3303 Leondale Terrace, Nashville, TN 37207.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on October 31, 2014.

The Heirs at Law of Thersia Jean Head

Cynthia J. Hurley

Eddie Ray Dickerson

STATE OF Arkansas)
COUNTY OF Pulaski)

On this 21 day of October, 2014, before me personally appeared Cynthia J. Hurley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 21 day of October, 2014.

SHERRY E. FARROW
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires April 14, 2020
Commission No. 12375723

Sherry E Farrow
Notary Public

My Commission Expires:
April 14, 2020

STATE OF TN)
COUNTY OF Williamson)

On this 31 day of Oct, 2014, before me personally appeared Eddie Ray Dickerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and official seal this 31 day of Oct, 2014.

Todd A Bricker
Notary Public

TODD A BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

My Commission Expires: