BILL GARRETT, Davidson County
Trans:T20140090066 DEEDWARR
Recvd: 12/02/14 09:22 2 pgs
Fees:13.00 Taxes:1461.50
20141202-0110262

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014110023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $395,000.00

Sworn to and subscribed before me this 1st day of December, 2014.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public comm exp 1-(illegible)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jimmy Pavliska, Jr.		104-110-008.00
1810 Natchez Trace	New Owner	
Nashvile, TN 37212		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard D. Hester, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jimmy Pavliska, Jr., unmarried Taylor Lowe Hartley, unmarried as Tenants in Common with rights of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing Rich Re-Subdivision of Lots 17, 18, 29, 33, 34 and 35, and original Lot Nos. 20 to 32 inclusive, and 36 to 46 inclusive, in Marshall and Stokes Subdivision of record in Plat Book 547, Page 172, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 76 feet on the Easterly margin of 28th Avenue or Compton Road, now known as Natchez Trace, and extends back along the Northerly margin of Acklen Avenue, formerly Marshall Avenue, 152.9 feet on the Southerly line and 152.6 on the Northerly line to a dead line in the rear, measuring 76 feet thereon.

Being the same property conveyed to Richard D. Hester, unmarried by Quitclaim deed from Ray W. Hester, a married man of record in Instrument No. 20121228-0119862 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on December 28, 2012.

This is improved property known as **1810 Natchez Trace, Nashville, TN 37212.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be prorated and paid at closing.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 1st day of December, 2014.

Richard D. Hester

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard D. Hester, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2014.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015