BILL GARRETT, Davidson County
Trans:T20150004522 DEEDWARR
Recvd: 01/20/15 10:19 2 pgs
Fees:13.00 Taxes:462.50
20150120-0005284

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145058

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of January, 2015.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Robertson 2550 Hibbitts Road Nashville, TN 37214	Same address as new owner	095-08-0-134.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand and 00/100 Dollars ($125,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DONNA JO HESSEY, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH ROBERTSON AND COURTNEY ROBERTSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot No. 34, Woodberry Park Subdivision, as shown by plat and survey of record in Plat Book 2133, pages 117-119, of the Register's Office at Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Delois A. Malone, married, by Deed dated September 30, 1998 and recorded on October 5, 1998, of record in Official Records Book 11143, Page 105, in the Register's Office of Davidson County, Tennessee. The said Delois A. Malone having since died intestate on September 1, 2002, and the property having become vested in her sole heir at law, Donna Jo Hessey. *SEE ALSO* Affidavit of Heirship recorded simultaneously herewith at Instrument No. 20150120-0005283, in the Register's Office for Davidson County, Tennessee. *SEE ALSO* Quitclaim Deed dated August 9, 2006 and recorded on August 23, 2006, of record in Instrument No. 20060823-0104090, in the Office aforesaid, whereby Richard Darrell Malone conveyed any interest he may have in the subject property as the alleged husband of Delois A. Malone. This is not now nor ever has been the principal residence of the grantor.

The address of the herein described property is believed to be 2550 Hibbitts Road, Nashville, TN 73214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of January, 2015.

Donna Jo Hessey

DONNA JO HESSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Donna Jo Hessey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of January, 2015.

M. Menke

Notary Public

Megan Menke

Printed Notary Name

My commission expires: 5-8-2018

