File 26873-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005510 DEEDWARR
Recvd: 01/22/15 14:08 2 pgs
Fees:13.00 Taxes:1406.00
20150122-0006416

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2015.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jane Dudley	OWNER	Map 155-00-0 Parcel 163-00
8621 McCrory Lane		
Nashvillle, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joan Estes, an unmarried widow

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

Jane Dudley, a married woman

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:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey dated January 11, 1972, by Leon Stanford Company as follows:

Beginning at a point, an iron pin on the westerly margin of McCrory Lane 360 feet, more or less, northwardly from the point of intersection of the northwesterly margin of Lewis Road and the westerly margin of McCrory Lane, thence north 86 degrees 25 minutes west 713 feet, more or less, to an iron pin; thence north 4 degrees east 645 feet, more or less, to a point, an iron pin in Poplar Creek Road; thence south 87 degrees east 550 feet, more or less, to an iron pin in the westerly margin of McCrory Lane, thence with said right of way southwardly and a curve to the right 160 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence continuing with said right of way southwardly and a curve to the right 355 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence with said margin southwardly 130 feet, more or less, to the point of beginning, containing 10.5 acres, more or less.

Being the same property conveyed to Joe C. Estes and wife, Joan Estes, by Deed dated October 1, 1998 from Margie R. Rice and husband, Earl Rice, of record in Book 11137, Page 418, Register's Office for Davidson County, Tennessee. Said interest is now vested in Joan Estes as surviving tenant by the entirety, the said Joe C. Estes having died on December 22, 2008.

The conveyance of the above described parcel of land is subject to the following: (1) Subject to Right-of-way easement to McCrory Lane. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **8621 McCrory Lane, Nashvillle, TN 37221**

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 that we 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 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 **21st** day of **January, 2015.**

Joan Estes _____ _____

Joan Estes

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joan Estes,** the within named seller, 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 official seal at Nashville, Tennessee, this **21st** day of **January, 2015.**

_____

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17