Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20150014503 DEEDWARR
Recvd: 02/27/15 12:36 2 pgs
Fees:13.00 Taxes:721.50
20150227-0017100

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $195,000.00. Affiant Subscribed and sworn to before me, this the 25th day of February, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Shea Deborah Shea	Farmington Financial Group, LLC	
3720 Hilltop Avenue	2002 Richard Jones Rd S-300-A	06114016300
Nashville, TN 37216	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DIANA MCBRIDE, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES SHEA AND DEBORAH SHEA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 116 and 117 on the Plan of E.B. Craig's Subdivision of the Crownover Property on Gallatin Road of record in Plat Book 894, Page 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Louis H. Hooberry and wife. Jeroline Hooberry by Warranty deed from Howard Wyatt and wife Lela B. Wyatt of record in Book 4353, page 953, Register's Office for Davidson County, Tennessee, dated July 28, 1969 and recorded on July 30, 1969.

Jeroline Hooberry predeceased Louis H. Hooberry, she died January 26, 2003. Louis H. Hooberry died July 28, 2013 he left the property to his daughter, Diana McBride with his son Robert Hooberry retaining a life estate.

Being the same property conveyed to Diana McBride and Robert Hooberry, a life estate by Executor's Deed with Life Estate deed from Diana McBride, Executrix for the Estate of Louis H. Hooberry of record in Instrument No. 20140212-0012370 Register's Office for Davidson County, Tennessee, dated February 3, 2014 and recorded on February 12, 2014.

There is a Release of Live Estate recorded at Instrument 20140226-00164368 in which Robery Hooberry released his life estate in the property to Diana McBride.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3720 Hilltop Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2015.

Diana McBride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Diana McBride, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2015.

Notary Public

