BILL GARRETT, Davidson County
Trans:T20150017716 DEEDWARR
Recvd: 03/11/15 13:38 3 pgs
Fees:18.00 Taxes:240.50
20150311-0020890

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2015.

(Affix Seal) Notary Public

My Commission Expires: 4-8-17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 8, 2017

27093

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Howard L. Hicks	SAME	Map/Parcel
2275 Henpeck Lane		150 07 0 421.00
Franklin, Tennessee 37064		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUDY PEARL CRAFTON, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto HOWARD L. HICKS, hereinafter called the GRANTEE, his heirs and assigns, that 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. 552 on the Plan of Towne Village of The Country, Section 4B, as of record in Book 6250, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jackie J. Bruce, a single person, by Warranty Deed from Mark V. Burkett and wife, Patricia A. Burkett of record in Book 10158, page 590, Register's Office for Davidson County, Tennessee. The said Jackie J. Bruce having since died intestate on July 5, 2014, leaving surviving as his only heirs at law Judy Pearl Crafton, Michael Allen Bruce, William Ray Bruce, John Wayne Bruce, James Percy Bruce, Melodie Dawn Brady, and Stephanie Micheels Atkins See also Davidson County Probate Court Docket No. 14P1797. Also pursuant to that certain Quitclaim Deed executed by Michael Allen Bruce, William Ray Bruce, John Wayne Bruce, James Percy Bruce, Melodie Dawn Brady and Stephanie Micheels Atkins of record in Instrument No. 20150311-0020889, Register's Office for Davidson County, Tennessee, their interest in the subject real property was vested solely in Judy Pearl Crafton.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his/her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 150 07 0 421.00.

b. All matters appearing on the Plan of Towne Village of The Country, Section Four-B of record in Plat Book 6250, page 496, Register's Office for Davidson County, Tennessee.
c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6582, page 568, Register's Office for Davidson County, Tennessee.
d. Any and all visible easements lying on and across the property.

This is IMPROVED property known as 3316 Towne Village Rd., Antioch, Tennessee 37013

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Bonnie M. Yates, Administratrix of the Estate of Jackie Jerald Bruce pursuant to Davidson County Probate Court Docket #14P1797, executes this Warranty Deed to convey all right, title and interest the Estate of Jackie Jerald Bruce may have in the subject property.

Witness our hands this 10th day of March, 2015:

Judy Pearl Crafton

Judy Pearl Crafton

Estate of Jackie J. Bruce
BY: Bonnie M Yates, Administratrix
Bonnie M. Yates, Administratrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Judy Pearl Crafton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2015:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Bonnie M. Yates, 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, and who further acknowledged that she is the Administratrix of the maker, The Estate of Jackie J. Bruce, deceased, and is authorized by the maker to execute this instrument for the purposes therein contained on behalf of the maker.

Witness my hand, at office, this 10th day of March, 2015:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017